



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.554 Acres

Being part of the Northwest Quarter of Section 7, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as the lands of Kyle Beachy and Sadie Beachy in O.R. Vol. 265 Page 6282, (PPN 0100625000, PPN 0100626000).

Further described as follows;

Commencing at a point marking the southeast corner of the northwest quarter of section 7, thence **N 01 degree 21'32" E a distance of 694.26 feet** along the quarter section line to a point, thence **N 89 degrees 48'45" W a distance of 1319.71 feet** along the south line of Nelson J. Weaver and Sarah Weaver (O.R. Vol. 207 Page 417) to a stone found, thence **N 01 degrees 33'32" E a distance of 434.49 feet** along the east line of Lee Anne Martin (O.R. Vol. 38 Page 588 and O.R. Vol. 148 Page 714) to a pipe found being the TRUE PLACE OF BEGINNING.

Thence with the following **EIGHT (8) COURSES**;

1. **N 89 degrees 04'04" W a distance of 240.28 feet** along the north line of said Lee Anne Martin to a 5/8 pin found capped "Baker";
2. **N 18 degrees 09'19" W a distance of 238.00 feet** along the east line of said Lee Anne Martin to a pipe found;
3. **N 89 degrees 48'35" W a distance of 2.64 feet** along the north line of said Lee Anne Martin to an iron pin set;
4. **N 40 degrees 52'59" W a distance of 315.79 feet** along the east line of Donald D. Oswald and Tamara D. Oswald (O.R. Vol. 262 Page 1600) to a point in the centerline of U.S. 62. witnessed by an iron pin set **S 40 degrees 52'59" E a distance of 36.00 feet**;

5. **N 33 degrees 51'34" E a distance of 14.52 feet** along the centerline of said road and along the south line of Richard Kauffman and Steven Kauffman (O.R. Vol. 272 Page 6995 and O.R. Vol. 274 Page 504) to a point;
6. **S 40 degrees 52'56" E a distance of 331.53 feet** along the west line of said Nelson J. Weaver and Sarah Weaver to a pipe found passing over a 5/8 inch rebar found at a distance of 35.33 feet;
7. **S 89 degrees 00'11" E a distance of 304.83 feet** along the south line of said Nelson J. Weaver and Sarah Weaver to a 5/8 inch rebar found;
8. **S 01 degrees 33'32" W a distance of 225.00 feet** along the west line of said Nelson J. Weaver and Sarah Weaver to the TRUE PLACE OF BEGINNING.

This parcel contains 1.554 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

All iron pins set are 5/8 inch rebars 30 inches long marked with an orange identification cap "Galbraith 8703".

For survey see: Holmes County Plat Book Vol. 19 Page 5224

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. November 29, 2023.



Parcel Number: 0100625001



FILE DESCRIPTION
Holmes County Map Office
2/21/2024

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