



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.497 Acres

Being part of Lot 7 of the Lee Troyer Allotment in Plat Vol. 3 Page 24 and part of the Northeast Quarter of Section 20, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as the lands of Joe D. Miller in Deed Vol. 248 Page 153. (PPN 2600884000)

Described as follows:

Commencing at a point marking the northwest corner of the northeast quarter of section 20, thence **S 01 degrees 30'18" W a distance of 1286.27 feet** along the quarter section line to a point, thence **S 81 degrees 21'52" E a distance of 457.05 feet** along the south line of Marty A. Yoder and Rosie A. Yoder (O.R. Vol. 282 Page 985) to a point, thence **S 07 degrees 33'29" W a distance of 155.56 feet** to a point witnessed by a 1 inch pipe found N 66 degrees 01'02" W a distance of 0.29 feet, thence **S 81 degrees 47'31" E a distance of 40.00 feet** along the south line of Joe D. Miller (Deed Vol. 248 Page 153) to a pipe found being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES;**

1. **S 81 degrees 47'31" E a distance of 163.30 feet** along the south line of said Joe D. Miller to a 3/4 inch rebar found marking the northeast corner of said Lot 7 of the Lee Troyer Allotment;
2. **S 06 degrees 52'48" W a distance of 131.61 feet** through said Lot 7 of the Lee Troyer Allotment also being the same as the west line of Andrew B. Mast and Norma Mast, trustees (O.R. Vol. 16 Page 28) to a point in Township Road 444 witnessed by an iron pin set N 06 degrees 52'48" E a distance of 19.22 feet ;
3. **N 81 degrees 15'00" W a distance of 167.67 feet** along the north line of Lot 7 of the Wayne Hochstetler Allotment (Plat Vol. 3 Page 50) of Mary Ellen Beachy (O.R. Vol. 241 Page 2301), the north lines of Lot 6 of said Wayne Hochstetler Allotment of Caleb E. Moan and Erin K. Moan (O.R. Vol. 215 Page 2229), and the centerline of said road to a point;

4. **N 08 degrees 47'18" E a distance of 130.00 feet** through said Lot 7 of the Lee Troyer Allotment also being the same as the east line of Robert Gerber (Deed Vol. 145 Page 441, O.R. Vol. 272 Page 1557) to a pipe found and passing over a pipe found at a distance of 15.80 feet to the TRUE PLACE OF BEGINNING.


This parcel contains 0.497 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.

For survey see: Plat Book Vol. 19 Page 4787

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

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on August 12, 2022.



Parcel Number: 2600884001



FILE DESCRIPTION
Holmes County Map Office
8/31/2022

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