



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description:** 1.446 Acres

Being part of the northeast quarter of Section 5, Walnut Creek Township, T-8 N, R-4 W, Holmes County, Ohio, also known as part of the lands of Jeffrey A. and Anita Faythe Miller in O.R. Vol. 169 Page 1931 (PPN 2601083000) , (PPN 2600909003), (PPN 2600886005), and part of the lands of Jeffrey A. Miller and Anita Faythe Miller in O.R. Vol. 256 Page 1581 (PPN 2600886008).

Described as follows:

Commencing at a 5/8 inch rebar found capped "Baker" marking the southwest corner of the northeast quarter of the northeast quarter of section 5, thence **N 00 degrees 23'37" E a distance of 458.79 feet** along the west line of Hamsher Family Land Company, LLC (O.R. Vol. 264 Page 6167) to a point witnessed by a 3/4 inch rebar found **S 63 degrees 02'11" W a distance of 0.66 feet**, thence **S 83 degrees 25'54" W a distance of 196.32 feet** along the north line of said Hamsher Family Land Company, LLC to an iron pin set, thence **N 42 degrees 36'12" W a distance of 130.23 feet** along the north line of said Hamsher Family Land Company, LLC to a point in the centerline of County Road 140 witnessed by a 3/4 inch rebar found **S 42 degrees 36'12" E a distance of 17.71 feet**, thence **N 48 degrees 21'16" E a distance of 346.14 feet** along the east lines of Larry J. Troyer, trustee and Esther A. Troyer, trustee (O.R. Vol. 260 Page 6668), Mark R. and Fannie Troyer (Deed Vol. 279 Page 240), and along the centerline of said road to a point witnessed by an iron pin set **S 28 degrees 50'53" E a distance of 21.34 feet** being the TRUE PLACE OF BEGINNING;

Thence with the following NINE (9) COURSES;

1. **N 48 degrees 21'16" E a distance of 35.75 feet** along the east line of said Mark R. and Fannie Troyer and the centerline of said road to a point;
2. **N 32 degrees 30'24" E a distance of 32.12 feet** along the east line of said Mark R. and Fannie Troyer and the centerline of said road to a point;

3. **N 29 degrees 48'15" E a distance of 58.00 feet** along the east line of said Mark R. and Fannie Troyer and the centerline of said road to a point passing over a railroad spike found at a distance of 50.00 feet;
4. **S 50 degrees 42'51" E a distance of 231.72 feet** along the west line of Roy A. Kline and Rachel R. Kline (O.R. Vol. 27 Page 314) to a 5/8 inch rebar found capped "Baker";
5. **S 11 degrees 33'19" E a distance of 178.76 feet** along the west line of said Roy A. Kline and Rachel R. Kline to a 5/8 inch rebar found capped "Baker";
6. **S 05 degrees 34'38" E a distance of 48.51 feet** along the west line of said Roy A. Kline and Rachel R. Kline to a 5/8 inch rebar found capped "Baker";
7. **S 67 degrees 41'14" W a distance of 88.07 feet** through the lands of said Jeffrey A. Miller and Anita Faythe (O.R. Vol. 256 page 1581) and Jeffrey A. and Anita Faythe Miller (O.R. Vol. 169 page 1931) to an iron pin set;
8. **N 53 degrees 56'23" W a distance of 92.16 feet** through the lands of said Jeffrey A. and Anita Faythe Miller (O.R. Vol. 169 page 1931) to an iron pin set;
9. **N 28 degrees 50'53" W a distance of 283.31 feet** through the lands of said Jeffrey A. and Anita Faythe Miller to the TRUE PLACE OF BEGINNING.

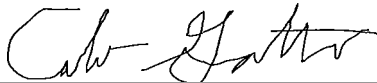
This parcel contains 1.446 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Plat Vol. 17 Page 19

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

For survey see: Plat Book Vol. 19 Page 4190

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on April 1, 2020.



Parcel Number: 2600886009

**FILE DESCRIPTION**  
Holmes County Map Office  
10/13/2020

2 of 2

