



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

**Phone:** 330.231.0497

**Description: 0.340 Acres**

Being Lot 18 and part of Lot 19 of the Village of Lakeville, and part of the southeast quarter of section 26 and the southwest quarter of section 25, T-20 N, R-15 W, Washington Township, Holmes County, Ohio, also known as the lands conveyed to Barbara A. Reed in Deed Vol. 270 Page 263, O.R. Vol. 274 Page 4340, Deed Vol. 277 Page 617 (PPN 2800311000), (PPN 2800767001).

Described as follows:

Commencing at a point at a 3/4 inch pipe marking the northeast corner of the southeast quarter of section 26, thence S 00 degrees 29'48" E a distance of 1512.66 feet along the section line to a point in the centerline of State Route 226 marking the northeast corner of said Lot 18 of the Village of Lakeville being the TRUE PLACE OF BEGINNING;

Thence with the following EIGHT (8) COURSES:

1. **N 59 degrees 16'49" E a distance of 14.85 feet** along the south line of The Board of Education West Holmes Local School District (Deed Vol. 234 Page 750) and along the centerline of said road to a point;
2. **S 12 degrees 24'19" E a distance of 235.92 feet** along the west line of Bruce W. Smith (O.R. Vol. 54 Page 907) to a point witnessed by a 5/8 inch rebar found S 12 degrees 24'19" E a distance of 0.17 feet and passing over a railroad spike found at a distance of 25.17 feet;
3. **thence with a curve turning to the right with a delta angle of 00 degrees 15'15", with a radius of 2761.13 feet, with a chord bearing of S 80 degrees 08'43" W, with a chord length of 12.25 feet, with an arc length of 12.25 feet** along the north line of Consolidated Rail Corporation (Deed Vol. 203 Page 456) to an iron pin set;

4. **N 00 degrees 31'14" W a distance of 35.46 feet** along the east line of said Consolidated Rail Corporation to an iron pin set;
5. **thence with a curve turning to the right with a delta angle of 01 degrees 53'44", with a radius of 2726.13 feet, with a chord bearing of S 81 degrees 06'03" W, with a chord length of 90.19 feet, with an arc length of 90.19 feet** along the north line of said Consolidated Rail Corporation to a point witnessed by a 5/8 inch rebar found S 00 degrees 40'48" W a distance of 0.24 feet;
6. **N 00 degrees 40'48" W a distance of 187.13 feet** along the east line of Gary D. Bradley, Jr. (O.R. Vol. 70 Page 602 and O.R. Vol. 195 Page 2868) to a point witnessed by a 1 inch pipe found S 00 degrees 40'48" E a distance of 24.60 feet;
7. **N 68 degrees 29'03" E a distance of 41.01 feet** along the south lines of Lakeville Local Board of Education (Deed Vol. 123 Page 527, 528), said The Board of Education West Holmes Local School District and along the centerline of said road to a point witnessed by a 5/8 inch rebar found capped "Baker" S 00 degrees 49'03" E a distance of 31.92 feet;
8. **N 59 degrees 16'49" E a distance of 2.46 feet** along the south line of said The Board of Education West Holmes Local School District to the TRUE PLACE OF BEGINNING.


This parcel contains 0.340 acres, but subject to all highways, easements, and restrictions of record. Containing 0.177 acres in Lot 18 and 0.163 acres in Lot 19 of the Village of Lakeville.

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703"

Basis of Bearings form Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83

See Holmes County Plat Book 19 Page 4397 for survey.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on April 16, 2021.

  
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Parcel Number: 2800311001

