



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

**Phone:** 330.231.0497

**Description:** 2.596 Acres

Situated in the Township of Salt Creek, County of Holmes, and State of Ohio:

Being part of Lot 1, Lot 2, and Lot 3 of Abraham Mast's Subdivision to the Village of Benton, situated in Lot 19 of the Fourth Quarter, Salt Creek Township, T-10 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Mathias M. Raber and Katie Miller in O.R. Vol. 268 Page 3785 (PPN 3400272000).

Described as follows:

Commencing at a stone found marking the northwest corner of Lot 19, thence **S 88 degrees 14'47" E a distance 532.26 feet** along north line of said lot to a 5/8 inch rebar found capped "Baker", thence **S 01 degrees 34'33" W a distance of 255.15 feet** along the west line of Jomar Group, Ltd. (O.R. Vol. 255 Page 2106) to a 1/2 inch pipe found being the TRUE PLACE OF BEGINNING;

Thence with the following **SIX (6) COURSES**;

1. **S 01 degrees 34'33" W a distance of 207.80 feet** along the west line of said of Jomar Group, Ltd. to an iron pin set;
2. **N 86 degrees 06'21" W a distance of 242.81 feet** through the lands of said Mathias M. Raber and Katie Miller to an iron pin set;
3. **S 27 degrees 02'03" W a distance of 94.50 feet** through the lands of said Mathias M. Raber and Katie Miller to point;
4. **N 80 degrees 50'58" W a distance of 214.28 feet** through the lands of said Mathias M. Raber and Katie Miller to a point in Township Road 604 witnessed by a iron pin set **S 80 degrees 50'58" E a distance of 19.42 feet**;

5. **N 12 degrees 42'32" E a distance of 275.00 feet** along the east line of Arlene Miller, Vivian Miller, Milan Miller, Bertha Miller, Chauncey Miller, Jr., Nila Miller, Laola Miller (Deed Vol. 120 Page 24) and along said road to a point witnessed by an iron pin set **S 86 degrees 30'41" E a distance of 44.03 feet**;
6. **S 86 degrees 30'41" E a distance of 442.77 feet** along the south line of Kevin Miller, co-trustee and Galen Miller, co-trustee (O.R. Vol. 259 Page 5896) to the **TRUE PLACE OF BEGINNING**.

Containing 2.596 acres and is subject to all highways, easements, and restrictions of record. Containing 0.159 acres in Lot 1 of Abraham Mast's Subdivision, 2.364 acres in Lot 2 of Abraham Mast's Subdivision, and 0.073 acres in Lot 3 of Abraham Mast's Subdivision.

Also, subject to a 50 foot easement for the purpose of ingress, egress, and general utilities described as follows;

Being part of Lot 1 and Lot 2 of Abraham Mast's Subdivision to the Village of Benton, situated in Lot 19 of the Fourth Quarter, Salt Creek Township, T-10 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Mathias M. Raber and Katie Miller in O.R. Vol. 268 Page 3785 (PPN 3400272000).

Commencing at a stone found marking the northwest corner of Lot 19, thence **S 88 degrees 14'47" E a distance 532.26 feet** along the north line of said lot 19 to a 5/8 inch rebar found capped "Baker", thence **S 01 degrees 34'33" W a distance of 255.15 feet** along the west line of Jomar Group, Ltd. (O.R. Vol. 255 Page 2106) to a 1/2 inch pipe found, thence **N 86 degrees 30'41" W a distance of 442.77 feet** along the south line of Kevin Miller, co-trustee and Galen Miller, co-trustee (O.R. Vol. 259 Page 5896) to a point in Township Road 604 witnessed by an iron pin set **S 86 degrees 30'41" E a distance of 44.03 feet**, thence **S 12 degrees 42'32" W a distance of 25.33 feet** along the east line of Arlene Miller, Vivian Miller, Milan Miller, Bertha Miller, Chauncey Miller, Jr., Nila Miller, Laola Miller (Deed Vol. 120 Page 24) and along said road to a point being the **TRUE PLACE OF BEGINNING**.

Thence with the following **THREE (3) COURSES** along the centerline of said 50 foot easement;

1. **S 86 degrees 30'41" E a distance of 141.25 feet** through the lands of said Mathias M. Raber and Katie Miller to a point;


2. **S 36 degrees 23'35" E a distance of 47.81 feet** through the lands of said Mathias M. Raber and Katie Miller to a point;
3. **S 21 degrees 17'37" E a distance of 159.12 feet** through the lands of said Mathias M. Raber and Katie Miller to a point and THERE ENDS.

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

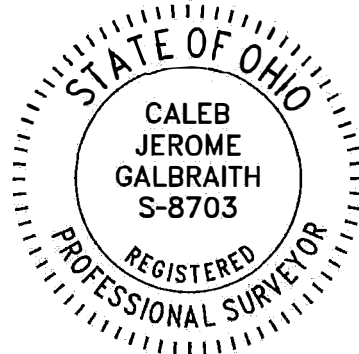
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Plat Book Vol. 19 Page 4220

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on September 28, 2020.

  
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Parcel Number: 3400272002



**FILE DESCRIPTION**  
Holmes County Map Office  
11/16/2020

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