



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **0.280 Acres “To go to adjoiner”**

Being part of Lot 29 of the Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Paul Daniel Frey and Naomi S. Frey in O.R. Vol. 282 Page 359 (PPN 0100347001, PPN 0101380000).

Further described as follows;

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 29, thence **S 01 degree 28'45" W a distance of 597.46 feet** along the Lot Line to a point, thence **S 87 degrees 16'52" E a distance of 411.02 feet** along the north lines of Jonathan R. Yoder, co-trustee and Naomi H. Yoder, co-trustee (O.R. Vol. 280 Page 3894) and Marion J. Troyer and Saloma Troyer (O.R. Vol. 280 Page 7159) to a 5/8 inch rebar found, thence **S 87 degrees 41'23" E a distance of 809.82 feet** along the north lines of said Marion J. Troyer and Saloma Troyer and E&N Land Holdings, LLC (O.R. Vol. 282 Page 4225) to a point witnessed by a 5/8 inch rebar found N 87 degrees 41'23" W a distance of 34.09 feet being the TRUE PLACE OF BEGINNING.

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

1. **N 85 degrees 37'22" E a distance of 148.81 feet** along the south line of Andy M. Miller and Martha Miller (O.R. Vol. 177 Page 1133) to a 5/8 inch rebar found;
2. **N 00 degrees 11'41" W a distance of 54.01 feet** along the east line of said Andy M. Miller and Martha Miller to a railroad spike found in T.R. 368 witnessed by a 5/8 inch rebar found S 00 degrees 11'41" E a distance of 16.08 feet;
3. **S 81 degrees 34'27" E a distance of 50.57 feet** along the south line of Daniel M. Stutzman and Esther Stutzman (Deed Vol. 276 Page 238) and along said road to a point;

4. **S 00 degrees 11'41" E a distance of 92.91 feet** through the lands of said Paul Daniel Frey and Naomi S. Frey to an iron pin set and passing over and iron pin set at a distance of 25.06 feet;
5. **S 85 degrees 37'22" W a distance of 192.62 feet** through the lands of said Paul Daniel Frey and Naomi S. Frey to a 5/8 inch rebar found capped "RLK";
6. **N 07 degrees 25'46" W a distance of 50.07 feet** along the east line of Paul Daniel Frey and Dennis Ray Frey (Deed Vol. 238 Page 109) to the TRUE PLACE OF BEGINNING.

This parcel contains 0.280 acres and is subject to all highways, easements, and restrictions of record.

To go to adjoiner.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

For survey see: Holmes County Plat Book Vol. 19 Page 5298

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 April 9, 2024.



Parcel Number: 0100347003



FILE DESCRIPTION

Holmes County Map Office
6/13/2024