



Address: 7029 CR 201, Millersburg, OH 44654

Phone: 330.231.0497

Description: **0.832 Acres**

Being part of Outlot 123 of the Village of Millersburg, Lot 42 of the First Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as the lands of Eric W. McDowell, co-trustee of the McDowell Family Irrevocable Trust, Melinda L. Newman co-trustee of the McDowell Family Irrevocable Trust, John T. Maxwell, trustee of John R. Maxwell Irrevocable Trust, Bradley A. Maxwell, trustee of John R. Maxwell Irrevocable Trust, Kim Croft, and H. Richard Maxwell III in O.R. Vol. 273 Page 7106 and O.R. Vol. 275 Page 4308 and O.R. Vol. 280 Page 7448, PPN 0700713000.

Described as follows:

Commencing at a pipe found marking the northeast corner of Outlot of 123 being the TRUE PLACE OF BEGINNING.

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

1. **S 01 degree 45'59" W a distance of 140.45 feet** along the Outlot line and Corp. line to 5/8 inch rebar found;
2. **N 87 degrees 03'24" W a distance of 115.00 feet** along the north line of Michael J. Young and Melinda K. Young (O.R. Vol. 250 Page 2940) to a 5/8 inch rebar found;
3. **N 26 degrees 09'15" E a distance of 20.00 feet** along the east line of said Lacie Teter and Joseph Teter to a 5/8 inch rebar found;
4. **N 88 degrees 21'48" W a distance of 173.66 feet** along the north line of said Lacie Teter and Joseph Teter to a 5/8 inch rebar found;
5. **N 01 degree 43'10" E a distance of 123.32 feet** along the east line of John T. Maxwell, trustee of the John R. Maxwell Irrevocable Trust and Bradley A. Maxwell, trustee of the John R. Maxwell Irrevocable Trust (O.R. Vol. 275 Page 4302, O.R. Vol. 275 Page 4305) to a point witnessed by a 5/8 inch rebar found N 01 degree 43'10" E at a distance of 3.10 feet;
6. **S 87 degrees 36'33" E a distance of 280.50 feet** along the Lot line to the TRUE PLACE OF BEGINNING.

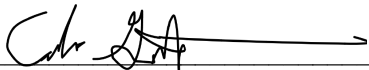
This parcel contains 0.832 acres and is subject to all highways, easements, and restrictions of record.

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

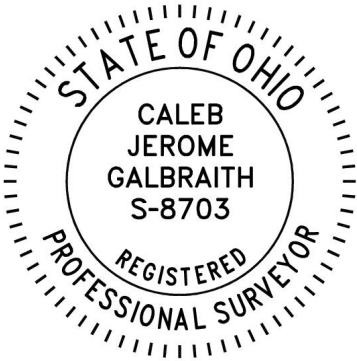
All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703".

For survey see: Holmes County Plat Book Vol. 19 Page 5574

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703
January 31, 2025.



PPN: 0700713001



FILE DESCRIPTION
Holmes County Map Office
6/16/2025