



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

**Phone:** 330.231.0497

**Description: 152.888 Acres**

Being part of Lot 19 of the First Quarter, Lot 44 of the Fourth Quarter and Fractional Section 13, T-9 N, R-9 W, Knox Township, Holmes County, Ohio, also being the lands of Joyce A. Balderston aka Joyce Balderston in Deed Vol. 176 page 251, Deed Vol. 165 Page 278, and O.R. Vol. 287 Page 3714, PPN 1100016000, PPN 1100017000, PPN 1100018000, PPN 1100019000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 19 of the first quarter being the TRUE PLACE OF BEGINNING.

Thence with the following **THIRTEEN (13) COURSES;**

1. **S 88 degrees 33'47" E a distance of 659.22 feet** along the Lot line to a stone found;
2. **S 01 degree 42'58" W a distance of 906.28 feet** along the Lot line to a 5/8 inch rebar found;
3. **N 88 degrees 37'27" W a distance of 1094.86 feet** passing into Fractional Section 13 and along the north line of Matthew O. Mallasch and Amanda L. Mallasch (O.R. Vol. 273 Page 3570) to a 5/8 inch rebar found;
4. **S 00 degrees 09'44" E a distance of 906.67 feet** along the west line of said Matthew O. Mallasch and Amanda L. Mallasch to a point witnessed by a pipe found N 88 degrees 52'16" W a distance of 3.04 feet;
5. **N 88 degrees 52'16" W a distance of 2125.72 feet** along the north lines of Toby D. Harris and Joanna M. Harris (O.R. Vol. 259 Page 6264) and Shawn M. Whitworth and Melissa N. Whitworth (O.R. Vol. 172 Page 2734) to a 5/8 inch rebar found;
6. **N 02 degrees 16'41" E a distance of 1328.74 feet** along the Section line to point on the Lot line witnessed by a 5/8 inch rebar found S 02 degrees 16'41" W at a distance of 12.27 feet;
7. **S 88 degrees 03'14" E a distance of 1557.11 feet** along the Section line and Lot line to an iron pin set;
8. **N 01 degree 18'42" E a distance of 510.43 feet** along the Lot line to an iron pin set;
9. **N 02 degrees 35'31" E a distance of 1216.23 feet** along the Lot line to a 5/8 inch rebar found;

- 10. **N 01 degree 45'39" E a distance of 1531.55 feet** along the Lot line to a 5/8 inch rebar found capped “Baker”;
- 11. **S 87 degrees 43'52" E a distance of 964.88 feet** along the south line of Kenneth C. Norris, Jr. and Jill A. Norris (O.R. Vol. 197 Page 4) to a 5/8 inch rebar found witnessed by a 5/8 inch rebar found capped “Baker” N 87 degrees 43’52” W at a distance of 31.00 feet;
- 12. **S 01 degree 51'19" W a distance of 1085.97 feet** along the Lot line and along the centerline of T.R. 213 to a 5/8 inch rebar found;
- 13. **S 02 degrees 18'25" W a distance of 1647.75 feet** along the Lot line to the TRUE PLACE OF BEGINNING;

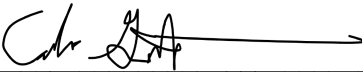
This parcel contains 152.888 acres and is subject to all highways, easements, and restrictions of record. Containing 60.561 acres in Lot 19 of the First Quarter , 22.394 acres in Lot 44 of the Fourth Quarter, and 69.933 acres in Fractional Section 13.

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

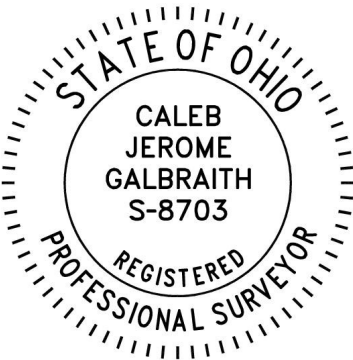
See Holmes County Plat Book 19 , Page 5524 for survey.

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 November 29, 2024.



PPN: 1100018001



**FILE DESCRIPTION**  
Holmes County Map Office  
4/10/2025