



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 3.144 Acres

Being part of the Southwest Quarter of Section 1, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as the lands of Wayne R. Miller and Kathryn Miller in O.R. Vol. 289 Page 1862 (PPN 1200044004), (PPN 1200044007), and (PPN 1200057001) and part of the lands of Lot 1 of Stoney Brook Subdivision (Plat Vol. 19 Page 2534) of Steven I. Yoder and Amy H. Yoder in O.R. Vol. 285 Page 5290 (PPN 1200044008)

Described as follows:

Commencing at a stone found marking the southwest corner of the southwest quarter of section 1, thence **S 88 degrees 50'07" E a distance of 658.01 feet** along the section line to a 5/8 inch rebar found, thence **N 00 degrees 29'22" E a distance of 301.94 feet** along the west line of E. Susan Miller and Leon W. Miller (O.R. Vol. 279 Page 6351/6950) to a 5/8 inch rebar found capped "Baker" being the TRUE PLACE OF BEGINNING;

Thence with the following **ELEVEN (11) COURSES;**

1. **N 00 degrees 29'22" E a distance of 138.69 feet** along the east line of said Lot 1 of Stoney Brook Subdivision of Steven I. Yoder and Amy H. Yoder to a 5/8 inch rebar found;
2. **N 67 degrees 03'28" W a distance of 157.20 feet** along the north line of said Lot 1 of Stoney Brook Subdivision of Steven I. Yoder and Amy H. Yoder to a 5/8 inch rebar found ;
3. **N 66 degrees 04'20" W a distance of 79.75 feet** along the north line of said Lot 1 of Stoney Brook Subdivision of Steven I. Yoder and Amy H. Yoder to an iron pin set;
4. **N 28 degrees 14'05" E a distance of 361.86 feet** through the lands of said Lot 1 of Stoney Brook Subdivision of Steven I. Yoder and Amy H. Yoder to an iron pin set;
5. **N 00 degrees 29'22" E a distance of 107.40 feet** along the east lines of said 1 of Stoney Brook Subdivision of Steven I. Yoder and Amy H. Yoder and Wayne R. Miller and Kathryn Miller (O.R. Vol. 250 Page 1069) to an iron pin set;
6. **N 00 degrees 29'22" E a distance of 360.42 feet** along the east line of said Wayne R. Miller and Kathryn Miller to a point in T.R. 124 witnessed by a 5/8 inch rebar found "Baker" **S 00 degrees 29'22" W a distance of 15.38 feet;**
7. **S 88 degrees 53'35" E a distance of 50.00 feet** along the south line of Wayne E. Miller and Naomi Miller (O.R. Vol. 289 Page 778) and along said road to a point;

8. **S 00 degrees 29'22" W a distance of 569.98 feet** along the west line of E. Susan Miller and Leon W. Miller (O.R. Vol. 279 Page 6351, 6950) to a 5/8 inch rebar found and passing over a 5/8 inch rebar found at a distance of 11.90 feet;
9. **S 88 degrees 26'38" E a distance of 135.00 feet** along the south line of said E. Susan Miller and Leon W. Miller to a 5/8 inch rebar found;
10. **S 00 degrees 29'22" W a distance of 448.00 feet** along the west line of said E. Susan Miller and Leon W. Miller to a 5/8 inch rebar found capped "Baker";
11. **N 88 degrees 26'40" W a distance of 135.00 feet** along the north line of said E. Susan Miller and Leon W. Miller to the TRUE PLACE OF BEGINNING.

This parcel contains 3.144 acres and is subject to all highways, easements, and restrictions of record.

Also Subject to a 50' easement for ingress, egress, and general utilities described as follows;

Being part of the Southwest Quarter of Section 1, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Wayne R. Miller and Kathryn Miller in O.R. Vol. 289 Page 1862 (PPN 1200044004).

Further Described as follows:

Commencing at a stone found marking the southwest corner of the southwest quarter of section 1, thence **S 88 degrees 50'07" E a distance of 658.01 feet** along the section line to a 5/8 inch rebar found, thence **N 00 degrees 29'22" E a distance of 1319.92 feet** along the west lines of E. Susan Miller and Leon W. Miller (O.R. Vol. 279 Page 6351/6950) and said Wayne R. Miller and Kathryn Miller (PPN 1200057001) to a point in T.R. 124 witnessed by a 5/8 inch rebar found S 00 degrees 29'22" E a distance of 11.90 feet, thence **N 88 degrees 53'35" W a distance of 25.00 feet** along the south line of Wayne E. Miller and Naomi Miller (O.R. Vol. 289 Page 778) and along said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the following **TWO (2) COURSES** along the centerline of said 50 foot easement;

1. **S 00 degrees 29'23" W a distance of 366.32 feet** through the lands of said Wayne R. Miller and Kathryn Miller to a point;
2. **S 28 degrees 14'05" W a distance of 53.70 feet** through the lands of said Wayne R. Miller and Kathryn Miller to a point and THERE ENDS.

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

For survey see: Holmes County Plat Book Vol. 2 Page 674

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 1, 2025.



Parcel Number: 1200044014



FILE DESCRIPTION
Holmes County Map Office
3/2/2026

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