



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: Stoney Brook Subdivision Replat No. 1 Lot 2

Being Lot 2 of Stoney Brook Subdivision Replat No. 1 recorded in Plat Book
2 Page 674, of the Holmes County Plat Records.

Lot 2 contains 6.440 acres.

Stoney Brook Subdivision Replat No. 1 is situated in the Southwest Quarter of Section 1, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio.

Note: Lot 2 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 2 is subject to a 50 foot easement for ingress, egress, and general utilities described as follows;

The Grantors grant unto the Grantees their heirs and assigns a 50' common access easement for the purpose of 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.

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 April 1, 2025.

Caleb Galbraith

Parcel Number: 1200044015



FILE DESCRIPTION
Holmes County Map Office
3/2/2026