



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.196 Acres

Being part of Lot 20 of the Fourth Quarter, Salt Creek Township, T-10 N, R-6 W, Holmes County, Ohio, also known as the lands of Kevin E. Miller and Ethel E. Miller in Deed Vol. 223 Page 730, (PPN 3400331000), and part of the lands of Zackary J. Miller and Rachel E. Miller in O.R. Vol. 191 Page 3134, (PPN 3400377003).

Described as follows:

Commencing at a stone found marking the southwest corner of Lot 20, thence **S 88 degrees 14'39" E a distance of 405.85 feet** along the Lot line to a point witnessed by a pipe found **N 00 degrees 27'28" E** at a distance of 3.52 feet, thence **N 00 degrees 27'28" E a distance of 199.76 feet** along the west line of Lot 1 of Kline Acres Subdivision (Plat Vol. 19 Page 711) of Jomar Group, Ltd. (O.R. Vol. 256 Page 2977) to a pipe found being the TRUE PLACE OF BEGINNING.

Thence with the following **FIVE (5) COURSES**;

1. **N 89 degrees 36'08" W a distance of 224.44 feet** along the north line of Kevin E. Miller and Ethel E. Miller (O.R. Vol. 281 Page 6449) to a point in T.R. 604 witnessed by a pipe found **S 89 degrees 36'08" E** at a distance of 50.14 feet;
2. **N 12 degrees 41'19" E a distance of 222.09 feet** along the east lines of Vivian aka Vivian E. Hershberger (Deed Vol. 134 Page 61, Deed Vol. 227 Page 572), Mark A. Kandel and Kimberly M. Kandel (O.R. Vol. 256 Page 4336), and along the centerline of said road to a point witnessed by a pipe found **S 89 degrees 32'32" E** at a distance of 30.00 feet;
3. **N 12 degrees 41'19" E a distance of 50.59 feet** along the east lines of said Mark A. Kandel and Kimberly M. Kandel, Keith L. Hershberger and Sandra A. Hershberger (Deed Vol. 246 Page 42), and along said road to a point witnessed by an iron pin set **S 89 degrees 32'45" E** at a distance of 26.06 feet;
4. **S 89 degrees 32'45" E a distance of 166.67 feet** through the lands of said Zackary J. Miller and Rachel E. Miller to an iron pin set;
5. **S 00 degrees 27'28" W a distance of 266.27 feet** along the west line of said Lot 1 of Kline Acres Subdivision of Jomar Group, Ltd. to the TRUE PLACE OF BEGINNING.

This parcel contains 1.196 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).

For survey see: Holmes County Plat Book Vol. 19 Page 5628

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 July 10, 2025.





Parcel Number: 3400331001

FILE DESCRIPTION
Holmes County Map Office
9/2/2025

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