



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

**Phone:** 330.231.0497

**Description: 0.701 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 Andrew C. Miller and Lillian R. Miller in O.R. Vol. 290 Page 5312, (PPN 3400377004), 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 5/8 inch rebar found on the Greenville Treaty line marking the northwest corner of Lot 20, thence **N 79 degrees 51'39" E a distance of 264.74 feet** along the Greenville Treaty line and Lot line to a point in T.R. 604, thence **S 03 degrees 39'54" E a distance of 43.28 feet** along the centerline of said road and along the east line of Keith L. Hershberger and Sandra A. Hershberger (Deed Vol. 246 Page 42) to a point, thence **S 00 degrees 39'53" E a distance of 57.56 feet** along the centerline of said road and along the east line of said Keith L. Hershberger and Sandra A. Hershberger to a point witnessed by a 5/8 inch rebar found **N 80 degrees 21'35" E** at a distance of 16.88 feet being the TRUE PLACE OF BEGINNING;

Thence with the following **SEVEN (7) COURSES**;

1. **N 80 degrees 21'35" E a distance of 148.20 feet** along the south 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 5/8 inch rebar found capped "Baker";
2. **S 00 degrees 27'28" W a distance of 214.18 feet** along the west line of said Lot 1 of Kline Acres Subdivision of Jomar Group Ltd. to an iron pin set passing over a 5/8 inch rebar found capped "Baker" at a distance of 160.00 feet;
3. **N 89 degrees 32'45" W a distance of 166.67 feet** through the lands of said Zackary J. Miller and Rachel E. Miller to a point witnessed by an iron pin set **S 89 degrees 32'45" E** at a distance of 26.06 feet;
4. **N 12 degrees 41'19" E a distance of 55.45 feet** along the centerline of said road and along the east line of said Keith L. Hershberger and Sandra A. Hershberger to a railroad spike found witnessed by a 5/8 inch rebar found capped "Baker" **S 89 degrees 32'34" E** at a distance of 25.90 feet;
5. **N 12 degrees 41'19" E a distance of 3.18 feet** along the centerline of said road and along the east line of said Keith L. Hershberger and Sandra A. Hershberger to a point;
6. **N 06 degrees 15'12" E a distance of 90.56 feet** along the centerline of said road and along the east line of said Keith L. Hershberger and Sandra A. Hershberger to a point;

7. **N 00 degrees 39'53" W a distance of 40.82 feet** along the centerline of said road and along the east line of said Keith L. Hershberger and Sandra A. Hershberger to the TRUE PLACE OF BEGINNING.

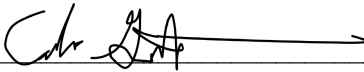
This parcel contains 0.701 acres and is subject to all highways, easements, and restrictions of record.

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: 3400377008

