



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: Fiddler's Green Subdivision

Lot 1

Being Lot 1 of Fiddler's Green Subdivision recorded in Plat Book 19 Page 5891, of the Holmes County Plat Records.

Lot 1 contains 1.515 acres located in Lot 39 of Hardy Township.

Lot 1 must transfer with Lot 1A.

Fiddler's Green Subdivision is situated in the Southeast Quarter of Section 18, Prairie Township, T-13 N, R-13 W, Lot 38 and Lot 39 of the Second Quarter, Hardy Township, T-9 N, R-7 W, and Lot 7 and Lot 34 of the First Quarter of Monroe Township, T-9 N, R-8 W, Holmes County, Ohio Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1 is subject to a 50 foot Common Access Easement for ingress, egress and general utilities described as follows,

Being part of the Southeast Quarter of Section 18, Prairie Township, T-13 N, R-13 W, and Lot 39 of the Second Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands of Adrienne C. Nowels, Trustee (O.R. Vol. 293 Page 2487, (PPN 1700345001 and PPN 0600577002).

Further Described as follows:

Commencing at a 5/8 inch rebar found on the Greenville Treaty line and in C.R. 333 marking the southeast corner of the southeast quarter of section 18, thence **N 00 degrees 03'06" E a distance of 11.48 feet** along the section line and along said road to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **TWELVE (12) COURSES** along the centerline of said 50 foot Common Access Easement;

1. **S 81 degrees 19'51" W a distance of 180.76 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
2. **S 29 degrees 25'30" W a distance of 14.42 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
3. **S 29 degrees 25'30" W a distance of 96.64 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
4. **S 08 degrees 29'03" W a distance of 46.45 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;

- 5. **S 03 degrees 08'00" W a distance of 66.89 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 6. **S 08 degrees 23'37" W a distance of 144.77 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 7. **S 13 degrees 54'40" E a distance of 106.01 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 8. **S 20 degrees 47'37" W a distance of 23.01 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 9. **S 31 degrees 54'09" W a distance of 46.36 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 10. **S 39 degrees 24'26" W a distance of 60.44 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 11. **S 50 degrees 17'01" W a distance of 126.15 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 12. **S 50 degrees 51'30" W a distance of 88.10 feet** through the lands of said Adrienne C. Nowels, Trustee to a point and THERE ENDS.

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 February 18, 2026.



Parcel Number: 0600577003



FILE DESCRIPTION
Holmes County Map Office
8/6/2026