



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: Fiddler's Green Subdivision

Lot 3

Being Lot 3 of Fiddler's Green Subdivision recorded in Plat Book 19 Page 5891, of the Holmes County Plat Records.

Lot 3 contains 82.336 acres located in Lot 38 of Hardy Township.

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 3 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 3 is subject to a 50 foot Common Access Easement for ingress, egress and general utilities described as follows,

Being part of 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 also known as part of the lands of Adrienne C. Nowels, Trustee (O.R. Vol. 293 Page 2487, (PPN 0600577002) and part of the lands of Jack E. Hastings (O.R. Vol. 287 Page 6606, O.R. Vol. 287 Page 6608, O.R. Vol. 287 Page 6612), (PPN 1400172000).

Further Described as follows:

Commencing at a stone found marking the northeast corner of Lot 34, thence **S 01 degree 23'56" W a distance of 398.71 feet** along the Hardy Township line and Lot line to a point in C.R. 320, thence **N 53 degrees 31'09" E a distance of 31.67 feet** along the south line of Fred L. Whitmyer (O.R. Vol. 231 Page 1620) being the TRUE PLACE OF BEGINNING;

Thence with the following **FOUR (4) COURSES** along the centerline of said 50 foot Common Access Easement;

1. **S 01 degrees 23'56" W a distance of 140.05 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
2. **S 03 degrees 47'17" W a distance of 529.24 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
3. **S 00 degrees 54'54" E a distance of 40.90 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
4. **S 10 degrees 25'11" E a distance of 5.58 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: 0600577005



FILE DESCRIPTION
Holmes County Map Office
8/6/2026