



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **0.292 Acres** **“to go to adjoiner”**

Being part of Lot 2 of the Subdivision of Ingles Land (Plat Vol. 1 Page 292), Village of Millersburg and part of the Northeast Quarter of Section 19, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands of Dylan J. Kaufman and Jacqueline M. Kaufman in O.R. Vol. 290 Page 1333. (PPN 0701645000).

Described as follows:

Commencing at 5/8 inch rebar found marking the northwest corner of Out Lot 108 and on the east line of S. Monroe St. (33'), thence **S 08 degrees 21'58" E a distance of 81.81 feet** along the east line of said street to a 3/4 inch rebar found, thence **S 88 degrees 54'33" E a distance of 128.80 feet** along the south line of Paul M. Weaver, Jr. and Jennifer R. Weaver (O.R. Vol. 282 Page 271) to a 5/8 inch rebar found capped “Baker” being the TRUE PLACE OF BEGINNING.

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

1. **S 88 degrees 54'33" E a distance of 135.01 feet** along the south line of Lot 2002 of the First Rustic Acres Subdivision Replat of Lot 903 and Additional Lands (Plat Vol. 19 Page 2422) of Great Connections Logistics Inc. (O.R. Vol. 227 Page 498 and O.R. Vol. 247 Page 3544) to a 3/4 inch flat bar found;
2. **S 00 degrees 36'50" W a distance of 47.06 feet** along the west line of said Lot 2002 of the First Rustic Acres Subdivision Replat of Lot 903 and Additional Lands of said Great Connections Logistics Inc. to a pipe found;
3. **S 00 degrees 36'50" W a distance of 38.51 feet** along the west line of Lot 904 of First Rustic Acres Subdivision (Plat Vol. 2A Page 149) of Grant A. Hay and Felicia R. Hay (O.R. Vol. 290 Page 1684) to a concrete monument found;
4. **S 69 degrees 50'28" W a distance of 114.82 feet** along the north line of Ezra Day and Mary Day (O.R. Vol. 291 Page 281) to a 5/8 inch rebar found capped “Baker”;

5. **N 07 degrees 18'04" W a distance of 43.15 feet** along the east line of Thomas A. Fair, co-trustee and Elaine M. Fair, co-trustee (O.R. Vol. 167 Page 582) to a 3/4 inch rebar found;
6. **N 08 degrees 26'04" W a distance of 65.21 feet** along the east line of Dylan J. Kaufman and Jacqueline M. Kaufman (O.R. Vol. 281 Page 5465) to a pipe found;
7. **N 28 degrees 50'30" W a distance of 23.29 feet** through the lands of said Dylan J. Kaufman and Jacqueline M. Kaufman to the TRUE PLACE OF BEGINNING.

This parcel contains 0.292 acres and is subject to all highways, easements, and restrictions of record.

Subject to an existing private driveway in Plat Vol. 5 Page 42, Plat Vol. 12 Page 421, and Deed Vol. 174 Page 156).

“To go to adjoiner only”.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

For survey see: Plat Book Vol. 19 Page 5885

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. on July 9, 2026.



PPN: 0701645003

