



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.801 Acres

Being part of the Northeast Quarter of Section 14, Killbuck Township, T-8 N, R-7 W, Holmes County, Ohio, also known as the lands of Edgar Britt, Edgar Lee Britt, and Sue Ellen Britt (Deed Vol. 279 Page 749 and O.R. Vol. 284 Page 155) PPN 0800092000, PPN 0800090000, and PPN 0800091000.

Described as follows:

Commencing at a 3/4 inch pipe found marking the southwest corner of the northeast quarter of section 14, thence **N 01 degree 27'07" E a distance of 1417.03 feet** along the quarter section line to a point in County Road 35, thence **N 74 degrees 16'50" E** along the south lines of Sharron L. Wilke (O.R. Vol. 181 Page 2416), Tracy Beckett (O.R. Vol. 280 Page 6535), and along the centerline of said road to a point, thence **N 73 degrees 47'30" E a distance of 432.22 feet** along the south line of Holmes Woodland Inc. (O.R. Vol. 44 Page 55) and along the centerline of said road to a point witnessed by a 5/8 inch rebar found N 15 degrees 15'33" W at a distance of 18.74 feet, thence **N 74 degrees 48'33" E a distance of 150.00 feet** along the south line of Edgar Britt and Sue Britt (Deed Vol. 182 Page 604) to a point in said road being the TRUE PLACE OF BEGINNING.

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

1. **N 02 degrees 36'48" E a distance of 221.36 feet** along the east line of said Edgar Britt and Sue Britt to a 5/8 inch rebar found and passing over an iron pin set at a distance of 24.88 feet;
2. **N 75 degrees 21'24" E a distance of 99.89 feet** along the south line of said Holmes Woodland Inc. to a 5/8 inch rebar found;
3. **N 01 degree 54'51" E a distance of 65.16 feet** along the east line of said Holmes Woodland Inc. to a 5/8 inch rebar found;

4. **N 66 degrees 38'39" E a distance of 214.32 feet** along the south line of said Holmes Woodland Inc. to a 5/8 inch rebar found;
5. **S 03 degrees 18'06" W a distance of 158.18 feet** along the west line of Ed Britt and Sue Britt (Deed Vol. 171 Page 453) to a 5/8 inch rebar found;
6. **S 03 degrees 02'30" W a distance of 160.57 feet** along the west line of said Ed Britt and Sue Britt to a point in said road witnessed by a 5/8 inch rebar found N 03 degrees 02'30" E at a distance 20.13 feet;
7. **S 74 degrees 48'33" W a distance of 298.48 feet** along the north line of Lonnie W. Hershberger and Jann L. Hershberger (O.R. Vol. 278 Page 7) and along the centerline of said road to the TRUE PLACE OF BEGINNING.

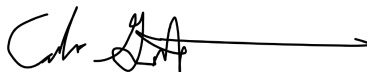
This parcel contains 1.801 acres and is subject to all highways, easements, and restrictions of record.

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

All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Holmes County Plat Book Vol. 19 Page 5595

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. On October 4, 2024.



PPN: 0800092001

