



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: Killbuck Township Subdivision No. 7

Lot 1

Being Lot 1 of Killbuck Township Subdivision No. 7 recorded in Plat Book
19 Page 5903, of the Holmes County Plat Records.

Lot 1 contains 3.179 acres.

Killbuck Township Subdivision No.7 is situated in the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, Killbuck Township, T-8 N, R-8W, 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 Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, Killbuck Township, T-8 N, R-8 W, Holmes County, Ohio, also known as part of the lands of Andrea Anderson, Sarah Anderson and Emily Anderson in O.R. Vol. 280 Page 3186, (PPN 0800401001).

Further Described as follows:

Commencing at a point marking the southeast corner of the southeast quarter of section 9, thence **N 00 degrees 52'09" E a distance of 1354.31 feet** along the Section line to a 5/8 inch rebar found capped "Baker", thence **S 88 degrees 48'09" W a distance of 713.72 feet** along the south line of Catherine Taylor Cline, co-trustee and Joyce L. Yoder, co-trustee (O.R. Vol. 272 Page 3176) to a point in C.R. 6 witnessed by a 5/8 inch rebar found capped "Galbraith" N 88 degrees 48'09" E a distance of 78.93 feet, thence **S 59 degrees 02'10" W a distance of 64.60 feet** along the east line of Michael Dwaine Miller and Tammy L. Miller (O.R. Vol. 280 Page 3200) and along the centerline of said road to a point, thence **S 52 degrees 00'43" W a distance of 64.22 feet** along the east line of said Michael Dwaine Miller and Tammy L. Miller and along the centerline of said road to a point, thence **S 45 degrees 59'36" W a distance of 58.97 feet** along the east line of said Michael Dwaine Miller and Tammy L. Miller and the centerline of said road to a point, thence **S 34 degrees 03'04" W a distance of 108.21 feet** along the east line of said Michael Dwaine Miller and Tammy L. Miller and along the centerline of said road to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **EIGHT (8) COURSES** along the centerline of said 50 foot easement;

1. **N 75 degrees 39'39" E a distance of 40.60 feet** through the lands of said Andrea Anderson, Sarah Anderson and Emily Anderson to a point;
2. **N 52 degrees 05'31" E a distance of 137.72 feet** through the lands of said Andrea Anderson, Sarah Anderson and Emily Anderson to a point;

- 3. **N 87 degrees 23'47" E a distance of 322.49 feet** through the lands of said Andrea Anderson, Sarah Anderson and Emily Anderson to a point;
- 4. **N 83 degrees 59'47" E a distance of 295.62 feet** through the lands of said Andrea Anderson, Sarah Anderson and Emily Anderson to a point;
- 5. **S 75 degrees 28'05" E a distance of 129.15 feet** through the lands of said Andrea Anderson, Sarah Anderson and Emily Anderson to a point;
- 6. **S 86 degrees 22'03" E a distance of 207.80 feet** passing into the southwest quarter of section 10 and through the lands of said Andrea Anderson, Sarah Anderson and Emily Anderson to a point;
- 7. **S 02 degrees 33'37" W a distance of 44.85 feet** through the lands of said Andrea Anderson, Sarah Anderson and Emily Anderson to a point;
- 8. **S 50 degrees 16'22" E a distance of 31.37 feet** through the lands of said Andrea Anderson, Sarah Anderson and Emily Anderson to a point and THERE ENDS.

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 May 5, 2026.

Caleb Galbraith

Parcel Number: 0800402002



FILE DESCRIPTION
Holmes County Map Office
8/24/2026