



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: Knox Township Subdivision No. 4 Lot 1

Being Lot 1 of Knox Township Subdivision No. 4 recorded in Plat Book 2
Page 660, of the Holmes County Plat Records.

Lot 1 contains 1.511 acres.

Knox Township Subdivision No. 4 is situated in the Southeast Quarter of Section 23,
Knox Township, T-19 N, R-15 W, Holmes County, Ohio.

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

Note: Lot 1 has access by a 50 foot easement described as follows:

The grantors grant unto the grantees their heirs and assigns a 50 foot easement for the
purpose of ingress, egress and general utilities, described as follows;

Being part of the Southeast Quarter of Section 23, Knox Township, T-19 N, R-15 W,
Holmes County, Ohio, also known as part of the lands of Benjamin Marion Ogi in O.R.
Vol. 280 Page 52 (PPN 1100263004).

Further described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the southeast
quarter of section 23, thence **S 00 degrees 01'59" W a distance of 823.56 feet** along the
quarter section line to a point, thence **N 89 degrees 38'27" E a distance of 1111.48 feet**
along the south line of Mildred L. Casey (Deed Vol. 267 Page 257) to a 5/8 inch rebar
found, thence **S 37 degrees 10'09" E a distance of 280.00 feet** along the west line of
Jeffrey B. Mellor and Katherine S. Mellor (O.R. Vol. 15 Page 220) to a 5/8 inch rebar
found, thence **S 70 degrees 20'49" E a distance of 641.83 feet** along the south line of
said Jeffrey B. Mellor and Katherine S. Mellor to a point in S.R. 514 witnessed by a 5/8

inch rebar found N 70 degrees 20'49" W a distance of 30.73 feet, thence **S 32 degrees 08'09" W a distance of 442.76 feet** along the west line of Ronald M. Michalovich and E. Renee Michalovich (Deed Vol. 280 Page 369) and along the centerline of said road to a point, thence **S 38 degrees 43'27" W a distance of 162.36 feet** along the west line of said of Ronald M. Michalovich and E. Renee Michalovich (Deed Vol. 280 Page 369) and along the centerline of said road to a point being TRUE PLACE OF BEGINNING.

Thence with the following **TWELVE (12) COURSES** along the centerline of said easement;

1. **N 77 degrees 53'02" W a distance of 68.03 feet** through the lands of said Benjamin Marion Ogi to a point;
2. **N 67 degrees 07'59" W a distance of 180.62 feet** through the lands of said Benjamin Marion Ogi to a point;
3. **N 72 degrees 59'50" W a distance of 91.56 feet** through the lands of said Benjamin Marion Ogi to a point;
4. **N 79 degrees 49'28" W a distance of 100.35 feet** through the lands of said Benjamin Marion Ogi to a point;
5. **N 88 degrees 34'04" W a distance of 57.91 feet** through the lands of said Benjamin Marion Ogi to a point;
6. **S 83 degrees 22'27" W a distance of 72.12 feet** through the lands of said Benjamin Marion Ogi to a point;
7. **S 80 degrees 20'06" W a distance of 65.61 feet** through the lands of said Benjamin Marion Ogi to a point;
8. **N 89 degrees 49'24" W a distance of 40.97 feet** through the lands of said Benjamin Marion Ogi to a point;
9. **N 78 degrees 29'09" W a distance of 57.76 feet** through the lands of said Benjamin Marion Ogi to a point;
10. **N 72 degrees 05'41" W a distance of 56.02 feet** through the lands of said Benjamin Marion Ogi to a point;

11. N 75 degrees 38'28" W a distance of 42.19 feet through the lands of said Benjamin Marion Ogi to a point;

12. S 88 degrees 46'00" W a distance of 166.86 feet through the lands of said Benjamin Marion Ogi to a point THERE ENDS.

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 Jan. 31, 2024.



Parcel Number: 1100263012



FILE DESCRIPTION
Holmes County Map Office
5/30/2024

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