



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: Fiddler's Green Subdivision

Lot 1A

Being Lot 1A of Fiddler's Green Subdivision recorded in Plat Book 19
Page 5891, of the Holmes County Plat Records.

Lot 1A contains 0.198 acres located in Section 18 of Prairie 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.

Lot 1A must transfer with Lot 1.

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

Note: Lot 1A is subject to a 50 foot Common Access Easement for ingress, egress and general utilities described as follows,

Being part of the Southeast Quarter of Section 18, Prairie Township, T-13 N, R-13 W, and Lot 39 of the Second Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands of Adrienne C. Nowels, Trustee (O.R. Vol. 293 Page 2487, (PPN 1700345001 and PPN 0600577002).

Further Described as follows:

Commencing at a 5/8 inch rebar found on the Greenville Treaty line and in C.R. 333 marking the southeast corner of the southeast quarter of section 18, thence **N 00 degrees 03'06" E a distance of 11.48 feet** along the section line and along said road to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **TWELVE (12) COURSES** along the centerline of said 50 foot Common Access Easement;

1. **S 81 degrees 19'51" W a distance of 180.76 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
2. **S 29 degrees 25'30" W a distance of 14.42 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
3. **S 29 degrees 25'30" W a distance of 96.64 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
4. **S 08 degrees 29'03" W a distance of 46.45 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;

- 5. **S 03 degrees 08'00" W a distance of 66.89 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 6. **S 08 degrees 23'37" W a distance of 144.77 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 7. **S 13 degrees 54'40" E a distance of 106.01 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 8. **S 20 degrees 47'37" W a distance of 23.01 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 9. **S 31 degrees 54'09" W a distance of 46.36 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 10. **S 39 degrees 24'26" W a distance of 60.44 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 11. **S 50 degrees 17'01" W a distance of 126.15 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
- 12. **S 50 degrees 51'30" W a distance of 88.10 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: 1700345002



FILE DESCRIPTION
Holmes County Map Office
8/6/2026