



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description:** 174.552 Acres

Being part of the Northwest Quarter of Section 3, Northeast Quarter of Section 3, and the Southwest Quarter of Section 3, Killbuck Township, T-8 N, R-8 W, Holmes County, Ohio, also known as part of the lands conveyed to McDowell Farms, Ltd. in O.R. Vol. 98 Page 86, PPN 0800398000, PPN 0800397001, PPN 0800397000.

Described as follows:

Commencing at 5/8 inch rebar found marking the northeast corner of the southwest quarter of section 3 the TRUE PLACE OF BEGINNING;

Thence with the following TWENTYSIX (26) COURSES;

1. **S 00 degrees 11'34" E a distance of 2291.99 feet** along the quarter section line to a point in the centerline of State Route 520 witnessed by an iron pin set N 00 degrees 11'34" W a distance of 31.60 feet;
2. **N 64 degrees 12'35" W a distance of 24.48 feet** through the lands of said McDowell Farms, Ltd. and along the centerline of said road to a point;
3. **N 61 degrees 17'51" W a distance of 87.36 feet** through the lands of said McDowell Farms, Ltd. and along the centerline of said road to a point;
4. **N 58 degrees 45'18" W a distance of 157.13 feet** through the lands of said McDowell Farms, Ltd. and along the centerline of said road to a point;
5. **N 60 degrees 58'02" W a distance of 103.75 feet** through the lands of said McDowell Farms, Ltd. and along the centerline of said road to a point;
6. **N 62 degrees 44'34" W a distance of 320.62 feet** through the lands of said McDowell Farms, Ltd. and along the centerline of said road to a point;
7. **N 66 degrees 17'32" W a distance of 84.45 feet** through the lands of said McDowell Farms, Ltd. and along the centerline of said road to a point;

8. **N 71 degrees 21'25" W a distance of 92.04 feet** through the lands of said McDowell Farms, Ltd. and along the centerline of said road to a point;
9. **N 33 degrees 53'06" E a distance of 133.92 feet** through the lands of said McDowell Farms, Ltd. to an iron pin set passing through an iron pin set at a distance of 38.43 feet;
10. **N 53 degrees 04'07" E a distance of 130.38 feet** through the lands of said McDowell Farms, Ltd. an iron pin set;
11. **N 23 degrees 54'38" W a distance of 425.46 feet** through the lands of said McDowell Farms, Ltd. an iron pin set;
12. **N 45 degrees 38'17" W a distance of 1074.40 feet** through the lands of said McDowell Farms, Ltd. an iron pin set;
13. **S 67 degrees 44'23" W a distance of 493.62 feet** through the lands of said McDowell Farms, Ltd. a point in the centerline of Township Road 253 witnessed by an iron pin set N 67 degrees 44' 23" E a distance of 29.20 feet;
14. **N 22 degrees 50'13" W a distance of 247.81 feet** through the lands of said McDowell Farms, Ltd. and along the centerline of said road to a point;
15. **N 20 degrees 18'46" W a distance of 101.54 feet** through the lands of said McDowell Farms, Ltd. and along the centerline of said road to a point;
16. **N 08 degrees 25'19" W a distance of 145.55 feet** through the lands of said McDowell Farms, Ltd. and along the centerline of said road to a point;
17. **N 05 degrees 35'01" W a distance of 240.25 feet** through the lands of said McDowell Farms, Ltd. and along the centerline of said road to a point;
18. **N 08 degrees 55'14" W a distance of 118.53 feet** through the lands of said McDowell Farms, Ltd. and along the centerline of said road to a point;
19. **S 89 degrees 16'58" E a distance of 830.66 feet** along the quarter section line to a 1/2 inch pipe found passing through an iron pin set at a distance of 19.47 feet;
20. **N 00 degrees 15'29" W a distance of 1319.25 feet** along the east line of Aden B. Raber and Mary J. Raber (O.R. Vol. 264 page 1616) and Delbert J. and Marie Erb (O.R. Vol. 219 page 1928) to a 1/2 inch pipe found;

21. **N 00 degrees 55'23" W a distance of 289.98 feet** along the east line of said Delbert J. and Marie Erb and Alan L. and Lois M. Miller (O.R. Vol. 186 Page 2775) to a 5/8 inch rebar found;
22. **N 81 degrees 12'57" E a distance of 1288.40 feet** along the south line of Henry E. and Edna M. Parsons (Deed Vol. 263 page 814) to a 5/8 inch rebar found in the center of Township Road 55 witnessed by an iron pin set S 81 degrees 12'57"W a distance of 25.00 feet;
23. **N 82 degrees 04'19" E a distance of 1356.23 feet** along the south lines of Steven R. and Margaret J. Ellis (Deed Vol. 278 Page 460) and Jeremy T. and Irene C. Burgett (O.R. Vol. 214 page 3345) to a 5/8 inch rebar found passing through an iron pin set at a distance of 14.70 feet;
24. **S 00 degrees 18'00" W a distance of 698.34 feet** along the west line of Matthew J. Rohr and Amy M. Rohr (O.R. Vol. 231 page 2768) to a 5/8 inch rebar found;
25. **S 00 degrees 40'57" E a distance of 1384.08 feet** along the west line of Matthew J. Rohr and Amy M. Rohr (Deed. Vol. 268 page 287) and Matthew J. Rohr and Amy M. Rohr (O.R. vol. 210 page 484) to a 5/8 inch rebar found;
26. **N 88 degrees 37'24" W a distance of 1271.16 feet** along the quarter section line to the TRUE PLACE OF BEGINNING.

This parcel contains 174.552 acres and is subject to all highways, easements, and restrictions of record. Containing 53.670 acres in the northwest quarter of section 3, 57.730 acres in the northeast quarter of section 3, and 63.152 acres in the southwest quarter of section 3.

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

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

For survey see: Plat Book Vol. 2 Page 588

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on April 8, 2019.

**FILE DESCRIPTION**  
Holmes County Map Office  
11/7/2019

Parcel Number:  
0800398001

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