



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

**Phone:** 330.231.0497

**Description: 34.906 Acres**

Being part of the Northwest Quarter Section 16, T-8 N, R-9 W, Richland Township, Holmes County, Ohio, also known as part of the lands of Oak Ridge Land Co, LLC in O.R. Vol. 261 Page 5702 (PPN 2000015000).

Described as follows:

Commencing at 5/8 inch rebar found on the Knox County line marking the northwest corner of the northwest quarter of section 16, thence S 03 degrees 00'48" W a distance of 416.74 feet along the Knox County line and section line to a 5/8 inch rebar found in the centerline of Township Road 12 witnessed by a 5/8 inch rebar found S 03 degrees 00'48" W a distance of 21.71 feet being the TRUE PLACE OF BEGINNING;

Thence with the following **EIGHT (8) COURSES**;

1. **N 68 degrees 45'52" E a distance of 112.69 feet** along the south line of Anthony A. Troyer (O.R. Vol. 263 Page 5375) and along the centerline of said road to a 5/8 inch rebar found;
2. **N 54 degrees 34'52" E a distance of 231.37 feet** along the south line of said Anthony A. Troyer and along the centerline of said road to a 5/8 inch rebar found;
3. **N 64 degrees 29'00" E a distance of 355.19 feet** along the south line of said Anthony A. Troyer and along the centerline of said road to a point;
4. **S 35 degrees 40'06" E a distance of 716.62 feet** through the lands of said Oak Ridge Land Co, LLC to an iron pin set passing over an iron pin set at a distance of 27.46 feet;
5. **S 88 degrees 09'41" E a distance of 588.68 feet** through the lands of said Oak Ridge Land Co, LLC to an iron pin set;

6. **S 01 degrees 01'15" W a distance of 712.15 feet** along the west line of Paul E. Barnes (Deed Vol. 242 Page 682) to stone found;
7. **N 87 degrees 29'24" W a distance of 1657.32 feet** along the north line of Eli A. Yoder (O.R. Vol. 247 Page 5353) to a 3/4 inch rebar found with an Aluminum cap;
8. **N 03 degrees 00'48" E a distance of 913.88 feet** along the said County line and section line to the TRUE PLACE OF BEGINNING.

This parcel contains 34.906 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Plat Vol. 19 Page 133

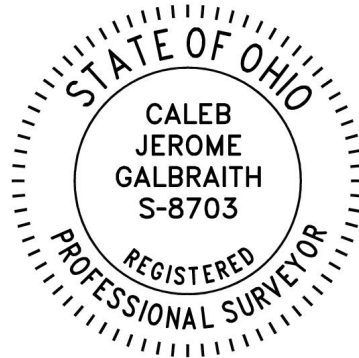
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Plat Book Vol. 19 Page 4151

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on June 30, 2020.

  
\_\_\_\_\_

Parcel Number: 2000015003



**FILE DESCRIPTION**  
Holmes County Map Office  
8/26/2020

2 of 2