



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 41.525 Acres

Being part of the Southeast Quarter of Section 5, Richland Township, T-8 N, R-8 W, Holmes County, Ohio, also known as the lands of KQEOH, LLC (O.R. Vol. 256 Page 5072) PPN 2100413000 and PPN 2100414000.

Described as follows:

Commencing at a stone found marking the northwest corner of the southeast quarter of section 5, thence **S 03 degrees 41'04" W a distance of 257.00 feet** along the quarter section line to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **FOURTEEN (14) COURSES;**

1. **S 89 degrees 03'45" E a distance of 1336.30 feet** along the south line of Montell J. Rohr (O.R. Vol. 223 Page 546) to an iron pin set and passing over an iron pin set at a distance of 9.05 feet;
2. **S 82 degrees 32'32" E a distance of 415.17 feet** along the south line of Douglas J. Diemer, co-trustee and Miranda R. Diemer, co-trustee (O.R. Vol. 280 Page 3997) to a point in T.R. 36 witnessed by an iron pin set N 82 degrees 32'32" W a distance of 15.06 feet;
3. **S 06 degrees 29'06" W a distance of 26.34 feet** along the west line of Triple R Beefmaster, LLC (O.R. Vol. 198 Page 621) and along the centerline of said road to a point;
4. **S 09 degrees 38'24" W a distance of 50.95 feet** along the west line of said Triple R Beefmaster, LLC and along the centerline of said road to a point;
5. **S 18 degrees 37'20" W a distance of 46.06 feet** along the west line of said Triple R Beefmaster, LLC and along the centerline of said road to a point;
6. **S 22 degrees 39'05" W a distance of 344.88 feet** along the west line of said Triple R Beefmaster, LLC and along the centerline of said road to a point;
7. **S 24 degrees 28'18" W a distance of 153.40 feet** along the west line of said Triple R Beefmaster, LLC and along the centerline of said road to a point;
8. **S 26 degrees 19'19" W a distance of 53.62 feet** along the west line of said Triple R Beefmaster, LLC and along the centerline of said road to a point;
9. **S 27 degrees 33'22" W a distance of 119.22 feet** along the west line of said Triple R Beefmaster, LLC and along the centerline of said road to a point;
10. **S 20 degrees 00'28" W a distance of 80.03 feet** along the west line of said Triple R Beefmaster, LLC and along the centerline of said road to a point;

11. **S 14 degrees 06'25" W a distance of 80.49 feet** along the west line of said Triple R Beefmaster, LLC and along the centerline of said road to a point;

12. **S 06 degrees 51'45" W a distance of 209.45 feet** along the west line of said Triple R Beefmaster, LLC and along the centerline of said road to a 5/8 inch rebar;

13. **N 88 degrees 53'45" W a distance of 1447.97 feet** along the north line of Holmes Woodland, Inc. (Deed Vol. 241 Page 644) to a 5/8 inch rebar found capped "Baker" and passing over a 5/8 inch rebar found capped "Baker" at a distance of 25.00 feet;

14. **N 03 degrees 41'04" E a distance of 1143.13 feet** along the quarter section line to the TRUE PLACE OF BEGINNING.

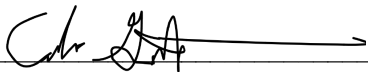
This parcel contains 41.525 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

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

For survey see: Holmes County Plat Book Vol. 19 Page 5438

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 on October 16, 2024.





Parcel Number: 2100413001

FILE DESCRIPTION
Holmes County Map Office
11/25/2024