



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

**Phone:** 330.231.0497

**Description: 2.000 Acres**

Being part of the Northeast Quarter of Section 25, Ripley Township, T-18 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Robert P. Kauffman and Jeanette Kauffman in O.R. Vol. 197 Page 1853, PPN 2300220004.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northeast quarter of section 25, thence **S 89 degrees 51'02" W a distance of 667.68 feet** along the Wayne County line, the section line, and along County Road 1 to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **FIVE (5) COURSES**;

1. **S 00 degrees 39'51" W a distance of 385.08 feet** along the west line of Mark D. Troyer and Leah M. Troyer (O.R. Vol. 260 Page 3371) to a 5/8 inch rebar found capped "Baker" and passing over a 5/8 inch rebar found at a distance of 30.00 feet;
2. **N 89 degrees 20'09" W a distance of 120.00 feet** along the north line of said Mark D. Troyer and Leah M. Troyer (O.R. Vol. 260 Page 5555) to a 5/8 inch rebar found capped "Baker";
3. **S 88 degrees 21'48" W a distance of 106.72 feet** through the lands of said Robert P. Kauffman and Jeanette Kauffman to an iron pin set;
4. **N 00 degrees 40'38" E a distance of 386.15 feet** through the lands of said Robert P. Kauffman and Jeanette Kauffman to a point on said County line, section line and in said road witnessed by an iron pin set S 00 degrees 40'38" W a distance of 16.07 feet;
5. **N 89 degrees 51'02" E a distance of 226.57 feet** along said County line, section line, and said road to the TRUE PLACE OF BEGINNING.

This parcel contains 2.000 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.

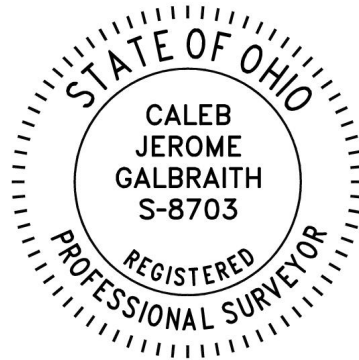
For survey see: Plat Book Vol. 19 Page 5001

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

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703.  
March 20, 2023.



Parcel Number: 2300220008



**FILE DESCRIPTION**  
Holmes County Map Office  
5/16/2023

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