



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 16.817 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, section line, and along County Road 1 to a point, thence **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, thence **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. 260 Page 5555) to a 5/8 inch rebar found capped "Baker" being the TRUE PLACE OF BEGINNING.

Thence with the following **NINE (9) COURSES**;

1. **S 00 degrees 39'51" W a distance of 363.00 feet** along the west 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";
2. **S 89 degrees 20'09" E a distance of 120.00 feet** along the south line of said Mark D. Troyer and Leah M. Troyer to a 5/8 inch rebar found capped "Baker";
3. **S 00 degrees 39'51" W a distance of 195.80 feet** along the west line of said Mark D. Troyer and Leah M. Troyer (O.R. Vol. 260 Page 3371) to a 5/8 inch rebar found capped "Shamp";
4. **S 82 degrees 09'58" E a distance of 16.50 feet** along the south line of said Mark D. Troyer and Leah M. Troyer to a 5/8 inch rebar found capped "Shamp";

5. **S 00 degrees 04'17" E a distance of 706.82 feet** along the west line of said Mark D. Troyer and Leah M. Troyer to point witnessed by a 5/8 inch rebar found capped "Galbraith" N 88 degrees 02'04" E a distance of 0.30 feet;
6. **S 88 degrees 02'04" W a distance of 445.65 feet** along the north line of Lot 2 of Moss Creek Subdivision Replat No. 1 (Plat Vol. 19 Page 4439) and Carrie R. Elvey (O.R. Vol. 277 Page 5210) to a 5/8 inch rebar found capped "Galbraith";
7. **N 55 degrees 20'29" W a distance of 214.91 feet** along the north line of said Lot 2 of Moss Creek Subdivision Replat No. 1 and said Carrie R. Elvey to an iron pin set;
8. **N 00 degrees 14'50" W a distance of 1148.12 feet** through the lands of said Robert P. Kauffman and Jeanette Kauffman to an iron pin set;
9. **N 88 degrees 21'48" E a distance of 496.58 feet** through the lands of said Robert P. Kauffman and Jeanette Kauffman to the TRUE PLACE OF BEGINNING.

This parcel contains 16.817 acres and is subject to all highways, easements, and restrictions of record.

To go to adjoiner.

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: 2300220009



FILE DESCRIPTION
Holmes County Map Office
5/16/2023

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