



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

**Phone:** 330.231.0497

**Description: 94.154 Acres**

Being part of the Southeast and Southwest Quarters of Section 4, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as the lands of Barbara A. Reed in O.R. Vol. 252 Page 2488 and O.R. Vol. 274 Page 4340 (PPN 2300416000), (PPN 2300417000).

Described as follows:

Commencing at a railroad spike found marking the southeast corner of the southwest quarter of section 4 and in the centerline of C.R. 316 being the TRUE PLACE OF BEGINNING.

Thence with the following **TEN (10) COURSES**;

1. **N 89 degrees 57'31" W a distance of 330.00 feet** along the section line and the centerline of said road to a point witnessed by a 1/2 inch rebar found N 00 degrees 09'44"E a distance of 30.00 feet;
2. **N 00 degrees 26'54" W a distance of 1154.62 feet** along the east line of Keith A. McClure aka Keith Aaron McClure (Deed Vol. 243 Page 139) and Adrian Byler and Orpha Byler (Deed Vol. 233 Page 951) to an iron pin set passing over a 1/2 inch rebar found at a distance of 555.56 feet;
3. **S 89 degrees 48'59" W a distance of 1146.13 feet** along the north line of said Adrian Byler and Orpha Byler to a 5/8 inch rebar found capped "Baker";
4. **N 01 degrees 50'21" W a distance of 16.50 feet** along the east line of Wayne E. Yoder and Susie H. Yoder (O.R. Vol. 173 Page 185) to a 5/8 inch rebar found capped 'Baker';
5. **N 89 degrees 48'59" E a distance of 198.00 feet** along the south line of said Wayne E. Yoder and Susie H. Yoder to a 5/8 inch rebar found capped "Baker" ;

6. **N 01 degrees 50'21" W a distance of 1502.40 feet** along the east line of said Wayne E. Yoder and Susie H. Yoder to a 5/8 inch rebar found on the quarter section line;
7. **N 89 degrees 46'55" E a distance of 1314.99 feet** along the quarter section line to a stone found marking the northeast corner of the southwest quarter of said section;
8. **S 89 degrees 58'15" E a distance of 652.08 feet** along the quarter section line into the southeast quarter of said section to a 5/8 inch rebar capped "Baker";
9. **S 00 degrees 30'48" E a distance of 2673.50 feet** along the west line of Lot 2 of the Secluded Pines Subdivision (Plat Vol. 2 Page 505) of Melvin E. Yoder and Elsie A. Yoder (O.R. Vol. 226 Page 3077) and Melvin E. Yoder and Elsie A. Yoder (O.R. Vol. 258 Page 7233) to a 3/4 inch rebar found in C.R. 316 and on the section line witnessed by an iron pin set N 00 degrees 30'48" W a distance of 24.94 feet;
10. **S 89 degrees 53'48" W a distance of 655.10 feet** along the section line and said road to the TRUE PLACE OF BEGINNING.

This parcel contains 94.154 acres and is subject to all highways, easements, and restrictions of record. Containing 40.124 acres in the southeast quarter of section 4 and 54.030 acres in the southwest quarter of section 4.

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

For survey see: Plat Book Vol. 19 Page 4504

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on August 2, 2021



Parcel Number: 2300417001



**FILE DESCRIPTION**  
Holmes County Map Office  
9/29/2021

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