



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

**Phone:** 330.231.0497

**Description: 0.581 Acres**

Being part of the Southwest Quarter of Section 25, part of the Village of Baltic, Clark Township, T-8 N, R-4 W, Holmes County, Ohio, also known as part of the lands of Albert John Gutheridge and Tammy Sue Gutheridge in Deed Vol. 270 Page 93, (PPN 0400040000).

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the southwest quarter of section 25, thence **N 88 degrees 56'24" W a distance of 246.57 feet** along the quarter section line and along the Village of Baltic Corporation Line to a 5/8 inch rebar found, thence **S 12 degrees 20'46" W a distance of 212.73 feet** along the west line of MRH Farm, LLC (O.R. 256 Page 6149) to an iron pin set being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES;**

1. **S 12 degrees 20'46" W a distance of 117.27 feet** along the west line of said MRH Farm, LLC to a 5/8 inch pin found capped "Baker";
2. **N 88 degrees 56'24" W a distance of 220.00 feet** along the north line of Investment Source LTD. (O.R. Vol. 246 Page 7141) to a railroad spike found witnessed by a 5/8 inch rebar found capped "Baker" **S 88 degrees 56'24" E** a distance of 30.17 feet;
3. **N 12 degrees 20'46" E a distance of 117.27 feet** along the east line of David A. Yoder and Rebecca S. Yoder (O.R. Vol. 284 Page 1608) and along the centerline of C.R. 575 (Buena Vista Street) to a point witnessed by and iron pin set **S 88 degrees 56'24" E** a distance of 22.69 feet;

4. **S 88 degrees 56'24" E a distance of 220.00 feet** through the lands of said Albert John Gutheridge and Tammy Sue Gutheridge to the TRUE PLACE OF BEGINNING.

This parcel contains 0.581 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).

For survey see: Holmes County Plat Book Vol. 19 Page 5260

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 on Feb. 22, 2024.



Parcel Number: 0400040001

