



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **851.035 Acres**

Being part of Section 25, part of the Southwest and Northwest Quarters of Section 24, part of the Southwest Quarter of Section 17, and part of the Southeast and Southwest Quarters of Section 16, Knox Township, T-9 N, R-9 W, Holmes County, Ohio, also known as the lands conveyed to J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees in O.R. Vol. 195 Page 1351 and O.R. Vol. 233 Page 1706 (PPN 1100444000), (PPN 1100445001), (PPN 1100448000), (PPN 1100444001), (PPN 1100441000), (PPN 1100454000), (PPN 1100445000), (PPN 1100453000), (PPN 1100449001), (PPN 1100451001), (PPN 1100449002), (PPN 1100449000), (PPN 1100451000), (PPN 1100431000), (PPN 1100447000), (PPN 1100446001), (PPN 1100446000), (PPN 1100443000), (PPN 1100571000), (PPN 1100461000), (PPN 1100459000), (PPN 1100458000), (PPN 1100456000 PART), (PPN 1100455000 PART).

Described as follows:

Commencing at a point on the Knox County Line marking the northwest corner of the northwest quarter of section 25 being the TRUE PLACE OF BEGINNING.

Thence with the following THIRTY SIX (36) COURSES;

1. **S 88 degrees 14'49" E a distance of 342.00 feet** along the section line to a 5/8 inch rebar found capped "Baker" witnessed by a 3/4 inch pipe found S 03 degrees 17'56" W a distance of 7.98 feet;
2. **S 12 degrees 16'57" E a distance of 1205.00 feet** along the west line of Mohican RTO Farms, LLC (O.R. Vol. 241 Page 2209) to a 5/8 inch rebar found;
3. **S 82 degrees 37'24" E a distance of 640.00 feet** along the south line of said Mohican RTO Farms, LLC to a point in State Route 514 witnessed by a 5/8 inch rebar found capped "Baker" N 82 degrees 37'24" W a distance of 103.32 feet;

4. **N 85 degrees 19'52" E a distance of 269.00 feet** along the south line of said Mohican RTO Farms, LLC and along the centerline of said road to a point;
5. **S 89 degrees 27'54" E a distance of 306.00 feet** along the south line of said Mohican RTO Farms, LLC and along the centerline of said road to an iron pin set;
6. **N 08 degrees 49'15" E a distance of 1204.30 feet** along the east line of said Mohican RTO Farms, LLC and along the centerline of said road to point;
7. **S 88 degrees 14'49" E a distance of 510.34 feet** along the south lines of Conard F. Stitzlein, trustee and Nancy A. Stitzlein, trustee (O.R. Vol. 241 Page 2217) and Michael A. Young and Kevin L. Young (O.R. Vol. 264 Page 2267) to an iron pin set passing over a 5/8 inch rebar found capped "Baker" at a distance of 108.30 feet;
8. **N 61 degrees 38'09" E a distance of 456.48 feet** along the east line of said Michael A. Young and Kevin L. Young to a 1/4 inch pipe found;
9. **N 65 degrees 32'54" E a distance of 1650.00 feet** along the east line of said Michael A. Young and Kevin L. Young to an iron pin set;
10. **S 89 degrees 06'27" E a distance of 881.10 feet** along the south line of said Michael A. Young and Kevin L. Young to a point in State Route 520 witnessed by an iron pin set N 89 degrees 06'27" W a distance of 37.73 feet;
11. **N 25 degrees 18'28" W a distance of 265.00 feet** along the east line of said Michael A. Young and Kevin L. Young and along the centerline of said road to a point;
12. **N 30 degrees 44'28" W a distance of 162.21 feet** along the east line of said Michael A. Young and Kevin L. Young and along the centerline of said road to a point;
13. **S 89 degrees 19'25" E a distance of 84.03 feet** along the south line of Shawn A. Young (Deed Vol. 262 Page 513) to a 5/8 inch rebar found capped "Baker";

14. **S 88 degrees 48'56" E a distance of 1333.85 feet** along the south line of Mohican RTO Farms, LLC (O.R. Vol. 249 Page 1855) to a 5/8 inch rebar found capped "Baker";
15. **S 87 degrees 43'49" E a distance of 1321.63 feet** along the south line of said Mohican RTO Farms, LLC to a 5/8 inch rebar found capped "Baker";
16. **S 00 degrees 40'57" W a distance of 1352.19 feet** along the west line of Chris B. Drake and Gina M. Drake (O.R. Vol. 254 Page 3894) to a 5/8 inch rebar found;
17. **N 87 degrees 30'27" W a distance of 698.49 feet** along the section line to a 5/8 inch rebar found;
18. **S 69 degrees 52'52" W a distance of 1137.73 feet** along the north line of Shawn A. Young (Deed Vol. 262 Page 513) to a railroad spike found in the centerline of State Route 520 witnessed by a 5/8 inch rebar found N 69 degrees 52'52"E a distance of 30.00 feet;
19. **S 02 degrees 23'32" W a distance of 678.19 feet** along the west line of said Shawn A. Young and along said road to a point;
20. **S 11 degrees 46'08" E a distance of 132.00 feet** along the west line of said Shawn A. Young and along said road to 5/8 inch rebar found;
21. **S 29 degrees 51'03" E a distance of 119.47 feet** along the west line of said Shawn A. Young and along said road to a point;
22. **N 88 degrees 14'52" W a distance of 982.31 feet** along the north line of Shawn A. Young (Deed Vol. 262 Page 513) to an iron pin set passing over a an iron pin set at a distance of 30.29 feet;
23. **S 01 degrees 07'42" W a distance of 1334.34 feet** along the west line of said Shawn A. Young to an iron pin set;
24. **S 87 degrees 59'51" E a distance of 1321.40 feet** along the south line of said Shawn A. Young to a railroad spike found marking the southeast corner of the northeast quarter of section 25 witnessed by an iron pin set N 87 degrees 59'51"W a distance of 21.71 feet;

25. **S 28 degrees 26'25" E a distance of 98.93 feet** through the lands of J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees (O.R. Vol. 195 Page 1351) and the centerline of State Route 520 to a railroad spike set;
26. **S 25 degrees 07'13" E a distance of 164.73 feet** through the lands of said J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees and the centerline of State Route 520 to a railroad spike set;
27. **S 23 degrees 28'29" E a distance of 400.81 feet** through the lands of said J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees and the centerline of State Route 520 to a point;
28. **S 16 degrees 44'55" E a distance of 90.58 feet** through the lands of said J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees and the centerline of State Route 520 to a railroad spike set;
29. **S 05 degrees 35'50" E a distance of 108.89 feet** through the lands of said J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees and the centerline of State Route 520 to a point;
30. **S 00 degrees 54'37" E a distance of 1895.05 feet** along the east line of J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees and the centerline of said road to a railroad spike found witnessed by an iron pin set S 88 degrees 06'34" E a distance of 28.13 feet;
31. **N 88 degrees 06'34" W a distance of 1089.50 feet** along the Richland Township line, section line, and along Township Road 18 to a 5/8 inch rebar found marking the northwest corner of the northwest quarter of section 4 Richland Township;
32. **N 87 degrees 59'02" W a distance of 2730.82 feet** along said Township line, section line and said road to a 5/8 inch rebar found marking the northwest corner of the northeast corner of section 5, Richland Township;
33. **N 87 degrees 44'50" W a distance of 1566.31 feet** along said Township line and section line to a 5/8 inch rebar found;
34. **N 88 degrees 28'20" W a distance of 1568.03 feet** along said Township line and section line to a 5/8 inch rebar found marking the southwest corner of the southwest corner of Section 25 Knox Township also being on the Knox County and Holmes County line;

35. N 01 degrees 44'21" E a distance of 2623.88 feet along said County lines and section line to an iron pin set;

36. N 02 degrees 20'48" E a distance of 2704.00 feet along said County lines and section line to the TRUE PLACE OF BEGINNING.

This parcel contains 851.035 acres and is subject to all highways, easements, and restrictions of record. Containing (1.808 acres N.W. Qtr. Sec 24), (18.637 acres S.W. Qtr. Sec 24), (162.621 acres S.E. Qtr. Sec 25), (237.813 acres S.W. Qtr. Sec 25), (197.134 acres N.W. Qtr. Sec 25), (112.923 acres N.E. Qtr. Sec 25), (10.334 acres S.W. Qtr. Sec 16), (68.936 acres S.E. Qtr. Sec 16), (40.829 acres S.W. Qtr. Sec 17)

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

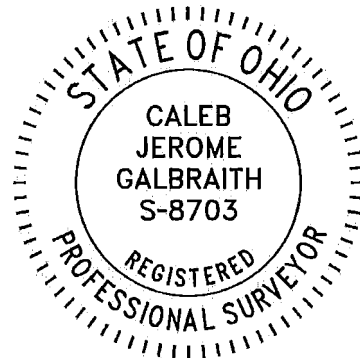
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Plat Book Vol. 2 Page 605

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on May 2020.



Parcel Number: 1100447001



FILE DESCRIPTION
Holmes County Map Office
10/2/2020

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