



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 170.048 Acres

Being part of the Southwest and Northwest Quarters of Section 24, Knox Township, T-9 N, R-9 W, Holmes County, Ohio, also known as part of the lands conveyed to J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees in O.R. Vol. 195 Page 1351 (PPN 1100455000), (PPN 1100456000), (PPN 1100442000).

Described as follows:

Commencing at an iron pin set marking the northeast corner of the southwest quarter of section 24 being the TRUE PLACE OF BEGINNING.

Thence with the following THIRTEEN (13) COURSES;

1. **S 00 degrees 54'30" W a distance of 2695.34 feet** along the quarter section line to an iron pin set on the Richland Township Line marking the southeast corner of the southwest quarter of section 24;
2. **N 88 degrees 00'30" W a distance of 697.23 feet** along the Richland Township line and section line to 5/8 inch rebar found marking the northwest corner of the northeast quarter of section 4 Richland Township;
3. **N 88 degrees 06'34" W a distance of 1573.89 feet** along said Township line and section line to a railroad spike found in the centerline of State Route 520 witnessed by an iron pin set S 88 degrees 06'34" E a distance of 28.13 feet;
4. **N 00 degrees 54'37" W a distance of 1895.05 feet** along the east line of J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees (PPN 1100456000) and along the centerline of said road to a point;
5. **N 05 degrees 35'50" W a distance of 108.89 feet** through the lands of said J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees and along the centerline of said road to a railroad spike set;

6. **N 16 degrees 44'55" W a distance of 90.58 feet** through the lands of said J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees and along the centerline of said road to a point;
7. **N 23 degrees 28'29" W a distance of 400.81 feet** through the lands of J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees (PPN 1100455000) and along the centerline of said road to a railroad spike set;
8. **N 25 degrees 07'13" W a distance of 164.73 feet** through the lands of said J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees and along the centerline of said road to a railroad spike set;
9. **N 28 degrees 26'25" W a distance of 98.93 feet** through the lands of J. Donald Stitzlein and Patricia A. Stitzlein, co-trustees and along the centerline of said road to a railroad spike found marking the northwest corner of the southwest quarter of section 24;
10. **S 88 degrees 23'09" E a distance of 1342.49 feet** along the quarter section line to an iron pin set;
11. **N 01 degrees 09'19" E a distance of 832.96 feet** along the east line of Shawn A. Young (Deed Vol. 262 Page 513) to an iron pin set;
12. **S 87 degrees 56'48" E a distance of 1314.80 feet** along the south line of Shawn A. Young said to an iron pin set;
13. **S 01 degrees 09'19" W a distance of 822.88 feet** along the quarter section line to the TRUE PLACE OF BEGINNING.

This parcel contains 170.048 acres and is subject to all highways, easements, and restrictions of record. Containing 145.061 acres in the southwest quarter of section 24 and 24.987 acres in the northwest quarter of section 24.

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

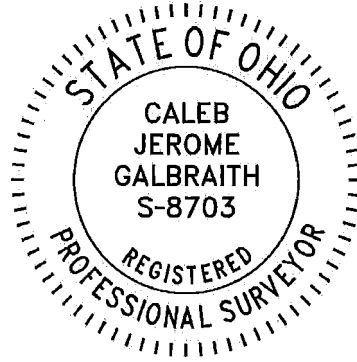
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

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: 1100455001



FILE DESCRIPTION
Holmes County Map Office
10/2/2020

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