



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 17.852 Acres

Being part of the Northeast Quarter of Section 25, Ripley Township, T-18N, R-14 W, Holmes County, 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 5/8 inch rebar found marking southwest corner of the northeast quarter of section 25, thence N 89 degrees 43'38" E a distance of 997.12 feet along the quarter section line to an iron pin set being the TRUE PLACE OF BEGINNING;

Thence with the following FOURTEEN (14) COURSES;

1. **N 02 degrees 12'35" W a distance of 611.24 feet** through the lands of Robert P. Kauffman and Jeanette Kauffman to an iron pin set;
2. **N 38 degrees 32'40" E a distance of 53.09 feet** through the lands of Robert P. Kauffman and Jeanette Kauffman to an iron pin set;
3. **N 89 degrees 42'58" E a distance of 328.01 feet** through the lands of Robert P. Kauffman and Jeanette Kauffman to an iron pin set;
4. **N 01 degrees 59'42" W a distance of 523.12 feet** through the lands of Robert P. Kauffman and Jeanette Kauffman to an iron pin set;
5. **S 55 degrees 20'29" E a distance of 267.06 feet** through the lands of Robert P. Kauffman and Jeanette Kauffman to an iron pin set;
6. **N 88 degrees 02'04" E a distance of 445.94 feet** through the lands of Robert P. Kauffman and Jeanette Kauffman to an iron pin set;

7. **S 00 degrees 03'19" E a distance of 1035.47 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 "Shamp" on the quarter section line;
8. **S 89 degrees 43'38" W a distance of 430.78 feet** along the quarter section line to a 5/8 inch rebar found;
9. **N 00 degrees 18'55" W a distance of 506.00 feet** along the east line of Moss Creek Subdivision Lot 1 (Plat Vol. 2 Page 356) conveyed to Carrie R. Elvey (O.R. Vol. 143 page 34) to a 5/8 inch rebar found capped "Shamp";
10. **S 89 degrees 43'38" W a distance of 233.00 feet** along the north line of said Moss Creek Subdivision Lot 1 to a 5/8 inch rebar found capped "Shamp";
11. **S 00 degrees 18'55" E a distance of 456.00 feet** along the west line of said Moss Creek Subdivision Lot 1 to a 5/8 inch rebar found capped "Shamp";
12. **S 89 degrees 43'38" W a distance of 318.51 feet** along the north line of said Moss Creek Subdivision Lot 1 to a 5/8 inch rebar found capped "Shamp";
13. **S 00 degrees 18'55" E a distance of 50.00 feet** along the west line of said Moss Creek Subdivision Lot 1 to a 5/8 inch rebar found;
14. **S 89 degrees 43'38" W a distance of 3.38 feet** along the quarter section line to the TRUE PLACE OF BEGINNING.

This parcel contains 17.852 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.

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. 19 Page 4439

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on November 4, 2020



Parcel Number: 2300220006

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FILE DESCRIPTION
Holmes County Map Office
7/2/2021

