

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

**Phone:** 330.231.0497

**Description: Moss Creek Subdivision Replat No. 1 Lot 2**

Being Lot 2 of Moss Creek Subdivision Replat No. 1 recorded in Plat Book  
\_\_\_\_\_ 19 \_\_\_\_\_ Page \_\_\_\_\_ 4439 \_\_\_\_\_, of the Holmes County Plat Records.

Lot 2 contains 20.924 acres, but is subject to all easements of record.

Moss Creek Subdivision Replat No. 1 is situated in the Northeast Quarter of Section 25  
Ripley Township, T-18 N, R-14 W, Holmes County, Ohio.

Note: Lot 2 is subject to all Restrictive Covenants listed or shown on said Subdivision  
Plat.

Note: Lot 2 has access by a 50 foot easement for the purpose of ingress and egress and  
general utilities and further described as follows;

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) and part of the lands  
conveyed to Nisly Farms in O.R. Vol. 186 Page 2598 (PPN 2300219000).

Commencing at 5/8 inch rebar found marking southwest corner of the northeast quarter  
of section 25, thence N 00 degrees 36'26" a distance of 25.00 feet along the quarter  
section line and the centerline of Township Road 529 to a point being the TRUE PLACE  
OF BEGINNING;

Thence with the following ONE (1) COURSE along the centerline of said 50 foot  
easement;

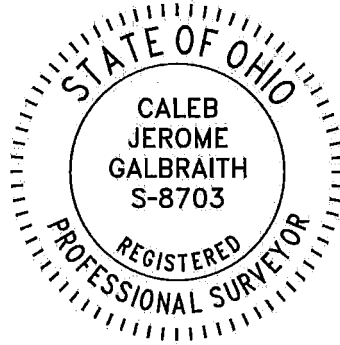
1. **N 89 degrees 43'38" E a distance of 995.89 feet** through the lands of said Nisly  
Farms and of said Robert Kauffman and Jeanette Kauffman to a point;

For survey see: Plat Book Vol. 19 Page 4439

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 November 4, 2019.



Parcel Number: 2300220007



**FILE DESCRIPTION**  
Holmes County Map Office  
7/2/2021

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