



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.658 Acres

Being part of the Southeast Quarter of Section 2, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands of James Leadbetter and Gary Leadbetter in O.R. Vol. 232 Page 1725 (PPN 2300247000).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southeast quarter of section 2, thence S 89 degrees 32'29" E a distance of 880.74 feet along the section line to an iron pin set being the TRUE PLACE OF BEGINNING.

Thence with the following **SIX (6) COURSES**;

1. **N 25 degrees 01'01" W a distance of 351.00 feet** through the lands of said James Leadbetter and Gary Leadbetter to a point in the centerline of County Road 318 witnessed by an iron pin set S 25 degrees 01'01" E a distance of 21.65 feet;
2. **N 58 degrees 53'53" E a distance of 176.01 feet** through the lands of said James Leadbetter and Gary Leadbetter and along the centerline of said road to a railroad spike set;
3. **N 49 degrees 10'03" E a distance of 114.31 feet** through the lands of said James Leadbetter and Gary Leadbetter and along the centerline of said road to a 5/8 inch rebar found;
4. **N 86 degrees 05'52" E a distance of 357.00 feet** along the south line of Robert R. Miller and Katie D. Miller (O.R. Vol. 229 Page 1888) and along the centerline of Township Road 526 to a 5/8 inch rebar found;
5. **S 00 degrees 19'50" W a distance of 511.57 feet** along the west line of Matthew J. Bunt and Amanda E. Bunt (O.R. Vol. 33 Page 752) to an iron pin set on the section line witnessed by a 5/8 inch rebar found capped "Shamp" N 00 degrees 19'50" E a distance of 4.69 feet;

6. **N 89 degrees 32'29" W a distance of 442.00 feet** along the section line to the TRUE PLACE OF BEGINNING.

This parcel contains 5.658 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.

For survey see: Plat Book Vol. 19 Page 4354

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Feb. 4, 2021



Parcel Number: 2300247001

FILE DESCRIPTION
Holmes County Map Office
4/2/2021

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