



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: Ripley Township Subdivision No. 3 Lot 1

Being Lot 1 of Ripley Township Subdivision No. 3 recorded in Plat Book
19 Page 4291, of the Holmes County Plat Records.

Lot 1 contains 5.663 acres, but is subject to all easements of record.

Ripley Township Subdivision No. 3 is situated in the Northwest and Northeast Quarters of Section 36, Ripley Township, T-18 N, R-14 W, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1 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 and Northwest Quarters of Section 36, Ripley Township, T-18 N, R-14 W, Holmes County, Ohio also known as part of the lands conveyed to Jacob J. Yoder, Jr. and Anna Yoder in Deed Vol. 233 Page 901 (PPN 2300288000) and part of the lands of Robert S. Miller and Emeline Mae Miller in Deed Vol. 255 Page 846 (PPN 2300361000).

Commencing at 1/2 inch pipe found marking southeast corner of the northwest quarter of section 36, thence N 89 degrees 48'55" W a distance of 28.00 feet along the quarter section line to a point in Township Road 528 being the TRUE PLACE OF BEGINNING;

Thence with the following FOUR (4) COURSES along the centerline of said 50 foot easement;

1. **N 00 degrees 17'08" W a distance of 25.00 feet** through the lands of said Jacob J. Yoder, Jr. and Anna Yoder to a point;

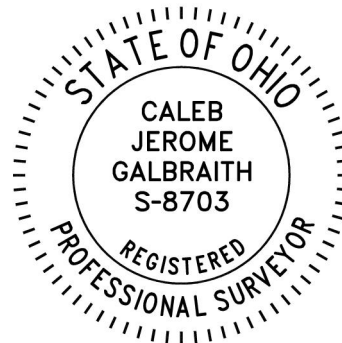
2. **S 89 degrees 48'55" E a distance of 28.00 feet** through the lands of said Jacob J. Yoder, Jr. and Anna Yoder to a point on the quarter section line;
3. **S 89 degrees 43'43" E a distance of 25.00 feet** through the lands of said Robert S. Miller and Emeline Mae Miller to a point;
4. **N 00 degrees 17'08"W a distance of 25.00 feet** through the lands of said Robert S. Miller and Emeline Mae Miller to a point on the south line of said Lot 1 of Ripley Township Subdivision No. 3 and THERE ENDS.

For survey see: Plat Book Vol. 19 Page 4291

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 October 14, 2020.



Parcel Number: 2300361001



FILE DESCRIPTION
Holmes County Map Office
2/3/2021

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