



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **20.168 Acres**

Being part of the southwest quarter of section 3, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as the lands of Barbara A. Reed in Deed Vol. 199 Page 90 and O.R. Vol. 274 Page 4340 (PPN 2300415000).

Described as follows:

Commencing at a 3/4 inch rebar found marking the southwest corner of the southwest quarter of section 3 at the intersection of County Road 316 and County Road 51 being the TRUE PLACE OF BEGINNING.

Thence with the following **FIVE (5) COURSES**;

1. **N 00 degrees 12'19" E a distance of 1085.04 feet** along the centerline of County Road 51 and along the section line to a point;
2. **N 88 degrees 52'38" E a distance of 801.60 feet** along the south line Ryan C. Small (O.R. Vol. 270 Page 5389) to a 5/8 inch rebar found capped "Baker" passing over a 5/8 inch rebar found capped "Baker" at a distance of 33.24 feet;
3. **S 00 degrees 18'03" E a distance of 133.00 feet** along the west line of Lot 9 of Reddy Acres Subdivision (Plat Vol. 19 Page 867) of John L. Boros and Jenifer C. Boros (O.R. Vol. 272 Page 3322) to a 5/8 inch rebar found capped "Baker";
4. **S 00 degrees 12'19" W a distance of 971.37 feet** along the west line of John L. Boros and Jenifer C. Boros (O.R. Vol. 33 Page 784) to a railroad spike found in the centerline of County Road 316 and on the section line witnessed by a 5/8 inch rebar found capped "Baker" N 00 degrees 12'19" E a distance of 33.74 feet;
5. **N 89 degrees 44'30" W a distance of 802.56 feet** along the centerline of said road and along the section line to the TRUE PLACE OF BEGINNING.

This parcel contains 20.168 acres and is subject to all highways, easements, and restrictions of record.

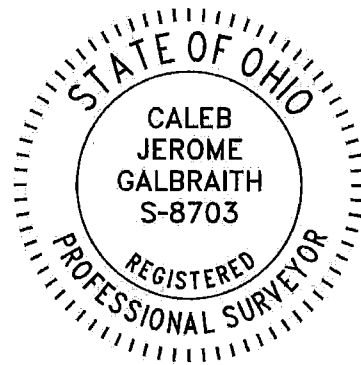
Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

For survey see: Plat Book Vol. 19 Page 4312

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on November, 24 2020.



Parcel Number: 2300415001



FILE DESCRIPTION
Holmes County Map Office
2/23/2021

2 of 2