



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

**Phone:** 330.231.0497

**Description:** 14.795 Acres

Being part of the northwest quarter of section 6, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands of Abe R. Yoder and Mattie H. Yoder in O.R. Vol. 192 Page 1140 (PPN 2300637000).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of section 6, thence N 02 degrees 14' 41" W a distance of 991.07 feet along the quarter section line and the centerline of Township Road 508 to a railroad spike found marking the intersection of Township Road 508 and Township Road 471 being the TRUE PLACE OF BEGINNING.

Thence with the following **SIXTEEN (16) COURSES**;

1. **N 85 degrees20'30" W a distance of 281.52 feet** along the north line of Marvin H. Kister and Kathie J. Kister (O.R. Vol. 202 Page 281) and along the centerline of said road to a 5/8 inch rebar found;
2. **thence with a curve turning to the right with a delta angle of 54 degrees 06'56", with a radius of 195.77 feet, with a chord bearing of N 58 degrees17'02" W, with a chord length of 178.11 feet, and an arc length of 184.90 feet** along the north line of said Marvin H. Kister and Kathie J. Kister and the centerline of said road to a 5/8 inch rebar found;
3. **N 31 degrees13'34" W a distance of 196.70 feet** along the northeast line of said Marvin H. Kister and Kathie J. Kister and along the centerline of said road to a 5/8 inch rebar found;
4. **N 34 degrees56'36" W a distance of 74.04 feet** along the northeast line of Phillip K. Amerine and Judith R. Amerine (Deed Vol. 261 Page 537) and along the centerline of said road to a 5/8 inch rebar found;

5. **N 34 degrees40'14" W a distance of 420.92 feet** through the lands of said Abe R. Yoder and Mattie H. Yoder and along the centerline of said road to an iron pin set;
6. **N 37 degrees52'57" W a distance of 117.41 feet** through the lands of said Abe R. Yoder and Mattie H. Yoder and along the centerline of said road to a point;
7. **N 50 degrees20'27" E a distance of 444.01 feet** through the lands of said Abe R. Yoder and Mattie H. Yoder to an iron pin set and passing over an iron pin set at a distance of 12.10 feet;
8. **N 44 degrees16'23" E a distance of 208.92 feet** through the lands of said Abe R. Yoder and Mattie H. Yoder to an iron pin set;
9. **N 89 degrees20'02" E a distance of 70.89 feet** along the south line of David C. Eliot trustee and Melinda J. Eliot trustee (O.R. Vol. 207 Page 1789) to a 5/8 inch rebar found capped "Baker";
10. **S 62 degrees13'58" E a distance of 65.67 feet** along the south line of said David C. Eliot trustee and Melinda J. Eliot trustee to a 5/8 inch rebar found capped "Baker";
11. **S 51 degrees47'53" E a distance of 295.19 feet** along the south line of said David C. Eliot trustee and Melinda J. Eliot trustee to a point on the quarter section line and in the centerline of Township Road 508 witnessed by a 5/8 inch rebar found capped "Baker" N 51 degrees 47'53" W a distance of 73.53 feet;
12. **S 02 degrees14'41" E a distance of 507.48 feet** along the quarter section line and the centerline of said road to a point;
13. **S 87 degrees45'18" W a distance of 155.33 feet** along the north line of Board of Trustees of the Lakeville Parochial School (Deed Vol. 154 Page 196) to a 5/8 inch rebar found capped "Baker" and passing over a 5/8 inch rebar found capped "Baker" at a distance of 28.13 feet;
14. **S 02 degrees46'26" E a distance of 302.50 feet** along the west line of said Board of Trustees of the Lakeville Parochial School to a 5/8 inch rebar found capped "Baker";

**15. N 87 degrees 45' 18" E a distance of 152.54 feet** along the south line of said Board of Trustees of the Lakeville Parochial School to a point on the quarter section line and in the centerline of said road witnessed by a 5/8 inch rebar found S 87 degrees 45' 18" W a distance of 24.35 feet;

**16. S 02 degrees 14' 41" E a distance of 195.69 feet** along the quarter section line and the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 14.795 acres and is subject to all highways, easements, and restrictions of record.

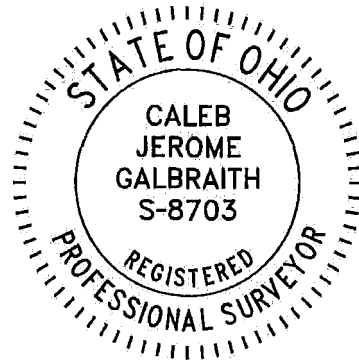
Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

For survey see: Plat Book Vol. 19 Page 4278

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



Parcel Number: 2300637002



**FILE DESCRIPTION**  
Holmes County Map Office  
1/19/2021

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