



**Address:** 5434 T.R. 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description:** 76.814 Acres

Being part of the Northwest Quarter of Section 5, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as the lands of Anna R. Miller, Emanuel R. Miller, and Mattie A. Miller in O.R. Vol. 178 Page 2621 and O.R. Vol. 262 Page 2975, PPN 2300405000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of Section 5 being the TRUE PLACE OF BEGINNING.

Thence with the following **THIRTEEN (13) COURSES**;

1. **S 00 degrees 05'38" E a distance of 1150.56 feet** along the quarter section line and along the centerline of C.R. 373 to a 5/8 inch rebar found witnessed by an iron pin set N 87 degrees 47'43" W at a distance of 15.28 feet;
2. **N 87 degrees 47'43" W a distance of 185.09 feet** along the north line of Noah E. Raber and Nettie R. Raber (O.R. Vol. 256 Page 5472) to a 1/2 inch rod found;
3. **N 02 degrees 29'49" E a distance of 61.65 feet** along the east line of said Noah E. Raber and Nettie R. Raber to an iron pin set;
4. **N 88 degrees 50'45" W a distance of 52.82 feet** along the north line of said Noah E. Raber and Nettie R. Raber to an iron pin set;
5. **S 89 degrees 17'04" W a distance of 174.08 feet** along the north line of said Noah E. Raber and Nettie R. Raber to an iron pin set;
6. **S 00 degrees 21'35" W a distance of 249.50 feet** along the west line of said Noah E. Raber and Nettie R. Raber to an iron pin set;
7. **S 89 degrees 23'59" W a distance of 2297.42 feet** along the north line of Eli J. Weaver and Lovina W. Weaver (O.R. Vol. 60 Page 253) to an iron pin set on the section line;
8. **N 01 degree 03'30" W a distance of 1329.71 feet** along the section line to a 5/8 inch rebar found;
9. **N 89 degrees 25'58" E a distance of 1406.19 feet** along the section line to a point witnessed by a 5/8 inch rebar found capped "Kasner" S 01 degree 06'28" W a distance of 6.24 feet;
10. **S 01 degree 06'28" W a distance of 205.10 feet** along the west line of John A. Troyer and Lydia L. Troyer (O.R. Vol. 284 Page 2181) to a 5/8 inch rebar found;
11. **N 89 degrees 10'07" E a distance of 888.75 feet** along the south line of said John A. Troyer and Lydia L. Troyer to an iron pin set;

**12. N 05 degrees 16'33" W a distance of 201.59 feet** along the east line of said John A. Troyer and Lydia L. Troyer to a point witnessed by a 5/8 inch rebar found capped "Kasner" S 05 degrees 16'33" E a distance of 2.47 feet;

**13. N 89 degrees 25'58" E a distance of 458.42 feet** along the section line to the TRUE PLACE OF BEGINNING.

This parcel contains 76.814 acres and is subject to all highways, easements, and restrictions of record.

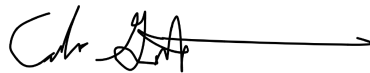
Subject to an existing 50' easement that can be found in O.R. Vol. 284 Page 2181 and Plat Vol. 14 Page 254.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703".

For survey see: Holmes County Plat Book Vol. 19 Page 5555

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 April 14, 2025.



PPN: 2300405003



**FILE DESCRIPTION**  
Holmes County Map Office  
5/21/2025