



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

Phone: 330.231.0497

Description: 2.389 Acres

Being part of the Northeast Quarter of Section 5, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as the lands of Shirley Jean Yeater in O.R. Vol. 162 Page 787 and O.R. Vol. 292 Page 5023, PPN 2300616000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the northeast quarter of Section 5, thence **N 89 degrees 38'16" E a distance of 1315.39 feet** along the quarter section line to a 5/8 inch rebar found capped "Baker", thence **N 00 degrees 21'22" W a distance of 474.39 feet** along the east line of Ivan L. Yoder and Edna A. Yoder (O.R. Vol. 267 Page 615) to a point witnessed by a 5/8 inch rebar found capped "Baker" N 00 degrees 21'22" W at a distance of 67.81 feet being the TRUE PLACE OF BEGINNING.

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

1. **S 63 degrees 25'04" W a distance of 174.43 feet** along S.R. 514 and along the north lines of said Ivan L. Yoder and Edna A. Yoder and Boyd Winegar and Lewanda L. Winegar (O.R. Vol. 142 Page 568) to a point;
2. **S 44 degrees 29'16" W a distance of 150.00 feet** along said road and along the north line of said Boyd Winegar and Lewanda L. Winegar to a point witnessed by a 5/8 inch rebar found capped "Baker" N 00 degrees 21'22" W at a distance of 44.13 feet;
3. **N 00 degrees 21'22" W a distance of 504.63 feet** along the east line of Ivan L. Yoder and Edna A. Yoder (O.R. Vol. 267 Page 615) to a 5/8 inch rebar found capped "Baker";
4. **N 89 degrees 38'16" E a distance of 262.25 feet** along the south line of said Ivan L. Yoder and Edna A. Yoder to a 5/8 inch rebar found capped "Baker" and witnessed by a pipe found S 89 degrees 38'16"W a distance of 19.41 feet;
5. **S 00 degrees 21'22" E a distance of 321.22 feet** along the west line of Jonathan L. Zook, Jr. and Miriam L. Zook (O.R. Vol. 259 Page 3380) to the TRUE PLACE OF BEGINNING.

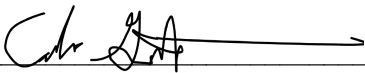
This parcel contains 2.389 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(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 5667

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703
September 19, 2025.





Parcel Number: 2300616001

FILE DESCRIPTION

Holmes County Map Office

10/14/2025