SURVEYING & SERVICES, LLC
PIONEER

Address: 5434 TR 377, Millersburg, OH 44654 **Phone:** 330.231.0497

Description: **77.527 Acres**

Being part of the Southwest Quarter of Section 4 and the Southeast Quarter of Section 5, Richland Township, T-8 N, R-8 W, Holmes County, Ohio, also known as the lands of Triple R. Beefmaster, LLC in O.R. Vol. 198 Page 621, (PPN 2100415000, PPN 2100415001, PPN 2100410003, PPN 2100410002, PPN 2100410001, and PPN 2100410000).

Described as follows:

Commencing at a stone found marking the northwest corner of the southwest quarter of section 4 being the TRUE PLACE OF BEGINNING.

Thence with the following **TWENTY-FIVE (25) COURSES**;

1. **S 86 degrees 59'14" E a distance of 252.00 feet** along the quarter section line to a 5/8 inch rebar found capped "Baker"**;**

2. **S 19 degrees 16'30" E a distance of 478.47 feet** along the west line of Dale L. Keller Jr. (O.R. Vol. 266 Page 706) to a 5/8 inch rebar found capped "Baker"**;**

3. **S 00 degrees 39'54" W a distance of 259.50 feet** along the west line of said Dale L. Keller Jr.to a 5/8 inch rebar found capped "Baker**;**

4. **S 40 degrees 31'04" E a distance of 937.19 feet** along the west line of said Dale L. Keller Jr.to a 5/8 inch rebar found capped "Baker**;**

5. **N 87 degrees 12'03" W a distance of 472.98 feet** along the north line of Catherine Cline (O.R. Vol. 291 Page 486) to a stone found**;**

6. **S 01 degree 31'16" W a distance of 1349.87 feet** along the west line of said Catherine Cline to a 5/8 inch rebar found capped "Galbraith" **;**

7. **N 86 degrees 45'03" W a distance of 605.27 feet** along the section line to a pipe found marking the southwest corner of the southwest quarter of section 4**;**

8. **N 02 degrees 02'15" E a distance of 876.51 feet** along the section line to a 5/8 inch rebar found**;**

9. **S 82 degrees 29'59" W a distance of 67.88 feet** along the north line of Joseph T. Miller (O.R. Vol. 178 Page 1712) to a 5/8 inch rebar found**;**

10. **N 67 degrees 55'27" W a distance of 614.00 feet** along the north line of Joseph T. Miller (O.R. Vol. 168 Page 1712) to a 5/8 inch rebar found**;**

11. **N 17 degrees 29'08" W a distance of 24.75 feet** along the east line of said Joseph T. Miller to a 5/8 inch rebar found**;**

12. **N 34 degrees 45'29" W a distance of 289.40 feet** along the east line of said Joseph T. Miller to a 5/8 inch rebar found**;**

13. **N 88 degrees 52'29" W a distance of 462.02 feet** along the north line of said Joseph T. Miller to a 5/8 inch rebar found in T.R. 36 witnessed by a 5/8 inch rebar found S 88 degrees 52'29" E a distance of 28.00 feet**;**

14. **N 06 degrees 51'45" E a distance of 209.45 feet** along the east line of Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee (O.R. Vol. 290 Page 4539) and along the centerline of said road to a point**;**

15. **N 14 degrees 06'25" E a distance of 80.49 feet** along the east line of said Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee and along the centerline of said road to a point**;**

16. **N 20 degrees 00'28" E a distance of 80.03 feet** along the east line of said Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee and along the centerline of said road to a point**;**

17. **N 27 degrees 33'22" E a distance of 119.22 feet** along the east line of said Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee and along the centerline of said road to a point**;**

18. **N 26 degrees 19'19" E a distance of 53.62 feet** along the east line of said Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee and along the centerline of said road to a point

19. **N 24 degrees 28'18" E a distance of 153.40 feet** along the east line of said Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee and along the centerline of said road to a point**;**

20. **N 22 degrees 39'05" E a distance of 344.88 feet** along the east line of said Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee and along the centerline of said road to a point**;**

21. **N 18 degrees 37'20" E a distance of 46.06 feet** along the east line of said Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee and along the centerline of said road to a point

22. **N 09 degrees 38'24" E a distance of 50.95 feet** along the east line of said Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee and along the centerline of said road to a point

23. **N 06 degrees 29'06" E a distance of 26.34 feet** along the east line of said Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee and along the centerline of said road to a point**;**

24. **N 00 degrees 42'17" W a distance of 298.00 feet** along the east line of Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee (O.R. Vol. 290 Page 4538) and along said road to a 5/8 inch rebar found **;**

25. **S 88 degrees 12'02" E a distance of 967.17 feet** along the quarter section line to the TRUE PACE OF BEGINNING**.**

This parcel contains 77.527 acres and is subject to all highways, easements, and restrictions of record. Containing 41.267 acres in the Southeast Quarter of Section 5 and 36.260 acres in the Southwest Quarter of Section 4.

Subject to existing easements in Plat Vol 12 Page 588.

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

For survey see: Holmes County Plat Book Vol. _____ Page _____

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 on May 12, 2026.

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