



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 121.070 Acres

Being part of the Northeast Quarter of Section 25 and the Southeast Quarter of Section 16, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Emanuel R. Yoder and Martha Yoder in Deed Vol. 251 Page 669, O.R. Vol. 168 Page 3314, (PPN 0200740000, PPN 0200868000, PPN 0200868003), and Part of the lands of Emanuel R. Yoder and Martha A. Yoder in O.R. Vol. 116 Page 912, (PPN 0200037000).

Described as follows:

Commencing at a pipe found marking the northwest corner of the northeast quarter of section 25 being the TRUE PLACE OF BEGINNING.

Thence with the following **THIRTY-THREE (33) COURSES**;

1. **N 01 degree 03'05" E a distance of 452.15 feet** along the quarter section line to a point witnessed by a pipe found S 83 degrees 03'11" E at a distance of 54.07 feet;
2. **S 83 degrees 03'11" E a distance of 464.55 feet** into the southeast quarter of section 16 and along the south line of Mose D. Yoder and Laura Yoder (O.R. Vol. 233 Page 111) to a pipe found;
3. **N 25 degrees 58'30" E a distance of 290.95 feet** along the east line of said of Mose D. Yoder and Laura Yoder to a point witnessed by a pipe found S 25 degrees 58'30" W at a distance of 11.50 feet;
4. **S 89 degrees 45'39" E a distance of 491.00 feet** along T.R. 152, along the south line of Delbert R. Yoder and Susie Yoder (Deed Vol. 268 Page 80) and along the south line of Willis D. Yoder and Mary Yoder (O.R. Vol. 272 Page 2833) to a point witnessed by a 5/8 inch rebar found S 04 degrees 51'37" W at a distance of 14.47 feet;
5. **S 04 degrees 51'37" W a distance of 192.27 feet** along the west line of Willis D. Yoder and Mary Yoder (O.R. Vol. 253 Page 890) to a 5/8 inch rebar found capped "Baker" and passing over a 5/8 inch rebar found at 43.60 feet;
6. **N 80 degrees 23'59" E a distance of 100.00 feet** along the south line of said Willis D. Yoder and Mary Yoder to a 5/8 inch rebar found capped "Baker";
7. **S 03 degrees 03'14" E a distance of 416.42 feet** along the west line of said Willis D. Yoder and Mary Yoder to a 5/8 inch rebar found capped "Baker";
8. **S 09 degrees 31'35" W a distance of 333.94 feet** passing into the northeast quarter of section 25 and through the lands of said Emanuel R. Yoder and Martha Yoder (PPN 0200868000 and PPN 0200740000) to an iron pin set;

9. **N 69 degrees 53'55" E a distance of 204.75 feet** through the lands of said Emanuel R. Yoder and Martha Yoder (PPN 0200740000) to an iron pin set;
10. **S 00 degrees 59'13" W a distance of 211.42 feet** along the west line of Abe J. Yoder and Alma Yoder (Deed Vol. 247 Page 179) to a stone found;
11. **S 88 degrees 36'58" E a distance of 596.98 feet** along the south line of said Abe J. Yoder and Alma Yoder to a 5/8 inch rebar found capped "Baker";
12. **S 09 degrees 39'31" E a distance of 270.83 feet** along the west line of Aaron E. Yoder and Lena D. Yoder (O.R. Vol. 255 Page 924) to a 5/8 inch rebar found capped "Baker";
13. **N 89 degrees 50'42" E a distance of 321.90 feet** along the south line of said Aaron E. Yoder and Lena D. Yoder to an iron pin set;
14. **S 75 degrees 32'51" E a distance of 158.32 feet** through the lands of said Emanuel R. Yoder and Martha A. Yoder to an iron pin set;
15. **S 15 degrees 01'50" E a distance of 37.51 feet** through the lands of said Emanuel R. Yoder and Martha A. Yoder to an iron pin set;
16. **S 18 degrees 56'34" W a distance of 394.91 feet** through the lands of said Emanuel R. Yoder and Martha A. Yoder to a point witnessed by an iron pin set N 18 degrees 56'34" E at a distance of 91.67 feet;
17. **S 36 degrees 48'58" W a distance of 420.99 feet** along the centerline of C.R. 59 and along the north line of Marvin Schlabach and Ina Schlabach (O.R. Vol. 292 Page 3277) to a point;
18. **S 35 degrees 28'07" W a distance of 462.00 feet** along the centerline of said road and along the north line of said Marvin Schlabach and Ina Schlabach to a point;
19. **S 41 degrees 28'06" W a distance of 396.00 feet** along the centerline of said road and along the north line of said Marvin Schlabach and Ina Schlabach to a point;
20. **S 51 degrees 28'07" W a distance of 297.49 feet** along the centerline of said road and along the north line of Abe H. Troyer and Rosie Troyer (Deed Vol. 259 Page 131, O.R. Vol. 68 Page 865) to a point;
21. **S 44 degrees 25'32" W a distance of 12.08 feet** along the centerline of said road and along the north line of Edna H. Yoder (Deed Vol. 270 Page 669 and O.R. Vol. 277 Page 4226) to a point;
22. **thence with a curve turning to the right with a delta angle of 14 degrees 30'30", with an arc length of 228.48 feet, with a radius of 902.30 feet, with a chord bearing of S 60 degrees 06'48" W, with a chord length of 227.87 feet** along the centerline of said road and along the north line of said Edna H. Yoder to a point;
23. **S 67 degrees 22'03" W a distance of 203.08 feet** along the centerline of said road and along the north line of said Edna H. Yoder to a point;
24. **S 71 degrees 32'59" W a distance of 243.12 feet** along the centerline of said road and along the north line of said Edna H. Yoder to a point;

- 25. S 77 degrees 39'12" W a distance of 220.31 feet** along the centerline of said road, along the north line of Melvin J. Yoder and Freda A. Yoder (O.R. Vol. 220 Page 1289), and along the north line of Melvin E. Barkman and Fannie Mae Barkman (O.R. Vol. 124 Page 604) to a point;
- 26. S 86 degrees 37'26" W a distance of 87.35 feet** along the centerline of said road and along the north line of said Melvin E. Barkman and Fannie Mae Barkman to a point;
- 27. N 88 degrees 34'53" W a distance of 231.66 feet** along the centerline of said road and along the north line of said Melvin E. Barkman and Fannie Mae Barkman to a point witnessed by a 5/8 inch rebar found capped "Baker" N 07 degrees 30'29" W at a distance of 22.81 feet;
- 28. N 07 degrees 30'29" W a distance of 117.13 feet** along the east line of Jeremy Yoder and Rachel N. Yoder (O.R. Vol. 282 Page 433) to a 5/8 inch rebar found capped "Baker";
- 29. N 15 degrees 06'05" W a distance of 22.68 feet** along the east line of said Jeremy Yoder and Rachel N. Yoder to a 5/8 inch rebar found capped "Baker";
- 30. N 23 degrees 02'57" W a distance of 30.90 feet** along the east line of said Jeremy Yoder and Rachel N. Yoder to a 5/8 inch rebar found capped "Baker";
- 31. N 30 degrees 46'30" W a distance of 29.94 feet** along the east line of said Jeremy Yoder and Rachel N. Yoder to a 5/8 inch rebar found capped "Baker";
- 32. N 34 degrees 03'49" W a distance of 203.80 feet** along the east line of said Jeremy Yoder and Rachel N. Yoder to a 5/8 inch rebar found capped "Baker" on the quarter section line;
- 33. N 00 degrees 17'12" E a distance of 2293.63 feet** along the quarter section line to the TRUE PLACE OF BEGINNING.

This parcel contains 121.070 acres and is subject to all highways, easements, and restrictions of record. Containing 14.721 acres in section 16 and 106.349 acres in section 25.

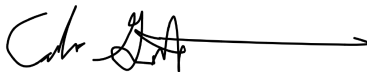
Subject to an existing 50' easement in Plat Vol. 10 Page 56.

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

For survey see: Holmes County Plat Book Vol. 19 Page 5609

All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703
June 9, 2025.



PPN: 0200740003



FILE DESCRIPTION
Holmes County Map Office
7/31/2025