



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.906 Acres

Being part of the Southeast Quarter of Section 17, Clark Township, T-8 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Dean Ray Yoder and Marie E. Yoder in O.R. Vol. 272 Page 7032, PPN 0200630004 and the lands of Jonas A. Hershberger and Anna Hershberger in O.R. Vol. 280 Page 2781, PPN 0200531006.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the southeast quarter of section 17, thence **S 01 degree 18'33" W a distance of 1382.23 feet** along the Tuscarawas County line and Section line to a point witnessed by a 5/8 inch rebar found capped "Galbraith" N 01 degree 18'33" E a distance of 22.05 feet being the TRUE PLACE OF BEGINNING.

Thence with the following TWELVE (12) COURSES;

1. **S 01 degree 18'33" W a distance of 166.39 feet** along the Tuscarawas County line and Section line to a 5/8 inch rebar found capped "Galbraith" and witnessed by a 5/8 inch rod found N 85 degrees 23'54" E a distance of 5.67 feet;
2. **S 85 degrees 23'54" W a distance of 777.23 feet** along the north line of Marvin A. Troyer and Linda H. Troyer (O.R. Vol. 184 Page 900) to a point;
3. **S 19 degrees 31'46" W a distance of 50.00 feet** along the north line of said Marvin A. Troyer and Linda H. Troyer to a 5/8 inch rebar found;
4. **N 46 degrees 58'05" W a distance of 177.93 feet** along the north line of said Marvin A. Troyer and Linda H. Troyer to a 5/8 inch rebar found;
5. **N 04 degrees 26'18" E a distance of 80.03 feet** along the east line of said Marvin A. Troyer and Linda H. Troyer to a 5/8 inch rod found and passing over a 5/8 inch rebar found at a distance of 50.00 feet;
6. **N 86 degrees 26'41" W a distance of 27.25 feet** along the north line of said Marvin A. Troyer and Linda H. Troyer to an iron pin set;
7. **N 06 degrees 47'54" E a distance of 233.57 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to an iron pin set;
8. **N 89 degrees 58'41" E a distance of 191.75 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to an iron pin set;
9. **S 62 degrees 02'44" E a distance of 188.56 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to an iron pin set;
10. **S 71 degrees 38'22" E a distance of 131.11 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to an iron pin set;

11. N 87 degrees 35'19" E a distance of 292.41 feet through the lands of said Dean Ray Yoder and Marie E. Yoder to an iron pin set;

12. S 73 degrees 49'44" E a distance of 149.69 feet through the lands of said Dean Ray Yoder and Marie E. Yoder to the TRUE PLACE OF BEGINNING.

This parcel contains 5.906 acres and is subject to all highways, easements, and restrictions of record.

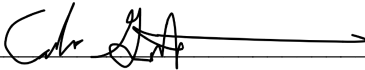
Also, having access to an existing easement in Deed Vol. 230 Page 394.

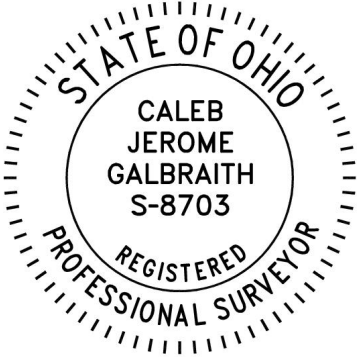
Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

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

For survey see: Plat Book Vol. 19 Page 5707

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 on October 6, 2025.





Parcel Number: 0200531007

FILE DESCRIPTION
Holmes County Map Office
11/25/2025