



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 74.596 Acres

Being part of Lot 38 and Lot 39 of the Second Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as the lands conveyed to Camille G. Nowels, trustee in O.R. Vol. 248 Page 519, (PPN 0600577000, PPN 0600578000 and PPN 0600579000).

Described as follows:

Commencing at a 5/8 inch rebar found capped "Baker" marking the southwest corner of Lot 38 witnessed by a 5/8 inch rebar found S 87 degrees 59'06" E at a distance of 10.50 feet, thence **N 01 degree 30'28" E a distance of 1423.83 feet** along the Monroe Township line and Lot line to a 5/8 inch rebar found capped "Baker" being the TRUE PLACE OF BEGINNING;

Thence with the following **NINE (9) COURSES**;

1. **N 01 degree 30'28" E a distance of 122.67 feet** along the Monroe Township line and the Lot line to a 5/8 inch rebar found marking the northeast corner of Lot 7 in Monroe Township;
2. **N 01 degree 23'56" E a distance of 573.00 feet** along the Monroe Township line and the Lot line to a railroad spike found witnessed by an iron pin set S 01 degree 23'56" W at a distance of 48.76 feet;
3. **N 53 degrees 31'09" E a distance of 841.39 feet** passing into Lot 39 along the east line of Fred L. Whitmyer (O.R. Vol. 231 Page 1620) and along the centerline of C.R. 320 to a point on the Lot line, Prairie Township line, and Greenville Treaty line witnessed by an iron pin set N 81 degrees 19'51" E at a distance of 47.79 feet;
4. **N 81 degrees 19'51" E a distance of 1935.21 feet** along the Lot line, the Prairie Township line, and along the Greenville Treaty line to a point witnessed by an iron pin set S 00 degrees 45'38" W at a distance of 13.84 feet;
5. **S 00 degrees 45'38" W a distance of 710.51 feet** along the west line of Larry Lee Stutzman and Joanna Stutzman (O.R. Vol. 231 Page 3231) and along the west line of Jonathan Lynn Troyer (O.R. Vol. 55 Page 536 and O.R. Vol. 56 Page 325) to a 5/8 inch rebar found capped "Baker";
6. **N 86 degrees 25'47" W a distance of 63.56 feet** along the north line of Patten Producing Company (O.R. Vol. 190 Page 1050) to an iron pin set;
7. **S 00 degrees 59'59" W a distance of 643.64 feet** along the west line of said Patten Producing Company to a 5/8 inch rebar found capped "Baker" on the Lot line marking the northeast corner of Lot 38;
8. **S 01 degree 50'14" W a distance of 219.12 feet** along the Lot line to a 5/8 inch rebar found capped "Baker";
9. **N 88 degrees 08'29" W a distance of 2517.04 feet** along the north line of Adrienne C. Nowels, trustee (O.R. Vol. 216 Page 3476) to the TRUE PLACE OF BEGINNING.

This parcel contains 74.596 acres and is subject to all highways, easements, and restrictions of record. Containing 61.931 acres in Lot 39 and 12.665 acres in Lot 38.

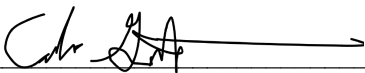
Subject to an existing 50 foot easement in Plat Vol. 12 Page 193.

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

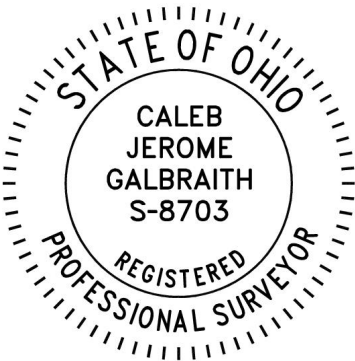
For survey see: Plat Book Vol. 19 Page 5638

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 18, 2025.



PPN: 0600578001



FILE DESCRIPTION
Holmes County Map Office
9/10/2025