



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 96.176 Acres

Being part of the Southeast Quarter of Section 22 and the Southwest Quarter of Section 21, Richland Township, T-8 N, R-9 W, Holmes County, Ohio, also known as part of the lands conveyed to Helen J. Hawkins, trustee in O.R. Vol. 268 Page 4077 (PPN 2100217003).

Described as follows:

Commencing at a point on the county line between Holmes County and Coshocton County marking the southwest corner of the southeast quarter of section 22 witnessed by a 5/8 inch rebar found N 01 degree 34'58"E a distance of 51.09 feet and a stone found on said county line N 87 degrees 55'07"W a distance of 167.28 feet being the TRUE PLACE OF BEGINNING.

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

1. **N 01 degree 34'58" E a distance of 1356.33 feet** along the quarter section line to a 5/8 inch rebar found in Township Road 26 witnessed by a 5/8 inch rebar found capped "Galbraith" S 01 degree 34'58"W a distance of 39.27 feet;
2. **S 87 degrees 48'57" E a distance of 1367.03 feet** along the south line of RLH Land Company, LLC (O.R. Vol. 218 Page 89) and John J. Yoder and Katie D. Yoder (O.R. Vol. 273 Page 7338) to a point in tree witnessed by a 5/8 inch rebar found capped "Shamp" N 87 degrees 48'57"W a distance of 5.00 feet;
3. **S 86 degrees 43'28" E a distance of 660.02 feet** through the lands of said Helen J. Hawkins, trustee to a 5/8 inch rebar found capped "Galbraith";
4. **S 47 degrees 54'58" E a distance of 120.95 feet** along the west line of Lot 1 of Richland Township Subdivision (Plat Vol. 19 Page 4981) of Nelson E. Troyer and Ruby Troyer (O.R. Vol. 296 Page 2952) to a 5/8 inch rebar found capped "Galbraith";
5. **S 01 degree 40'06" W a distance of 446.43** along the west line of said Lot 1 of Richland Township Subdivision of Nelson E. Troyer and Ruby Troyer to a 5/8 inch rebar found capped "Galbraith";
6. **S 87 degree 41'25" E a distance of 1630.31 feet** along the south line of said Lot 1 of Richland Township Subdivision of said Nelson E. Troyer and Ruby Troyer to a 5/8 inch rebar found capped "Galbraith" passing into the southwest quarter of section 21;
7. **S 00 degrees 30'37" W a distance of 815.49 feet** along the west line of RLH Land Company, LLC (O.R. Vol. 99 Page 38) to a 5/8 inch rebar found capped "Shamp" on the county line between Holmes County and Coshocton County;
8. **N 87 degrees 40'20" W a distance of 2388.77 feet** along the section line and said county line to a 5/8 inch rebar found capped "Baker" passing into section 22 at a distance of 1038.28 feet;

9. N 88 degrees 06'23" W a distance of 1374.89 feet along said section line and said county line to the TRUE PLACE OF BEGINNING.

This parcel contains 96.176 acres and is subject to all highways, easements, and restrictions of record. Containing 19.326 acres in the southwest quarter of section 21 and 76.850 acres in the southeast quarter of section 22.

Subject to an existing 100' easement in O.R. Vol. 264 Page 3215.

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

For survey see: Holmes County Plat Book Vol. 19 Page 5873

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 June 15, 2026.



Parcel Number: 2100217005

