



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.976 Acres To go to adjoiner

Being part of the Northwest Quarter of Section 36, Salt Creek Township, T-15°N, R-12°W, Holmes County, Ohio, also known as part of the lands of Daniel J. Troyer and Mary Troyer in O.R. Vol. 200 Page 664 (PPN 24000522000).

Described as follows:

Commencing at a railroad spike found marking the southwest corner of the northwest quarter of section 36, thence **N 89 degrees 15'16" E a distance of 736.88 feet** along the centerline of T.R. 606 and along the the quarter section line to a point witnessed by an iron pin set N 00 degrees 32'12" E at a distance of 16.01 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES**;

- 1. N 00 degrees 32'12" E a distance of 469.48 feet** through the lands of said Daniel J. Troyer and Mary Troyer to an iron pin set;
- 2. N 89 degrees 24'31" E a distance of 80.54 feet** through the lands of said Daniel J. Troyer and Mary Troyer to a 5/8 inch rebar found;
- 3. S 01 degree 54'59" E a distance of 469.24 feet** along the west lines of Lot 2 of Salt Creek Township Subdivision No. 16 (Plat Vol. 19 Page 5548) of Wayne J. Troyer and Verna Troyer (O.R. Vol. 292 Page 1263) and Lot 1 of said Subdivision of Troyer's Country Furniture, LLC (O.R. Vol. 292 Page 1260) to a point witnessed by a 5/8 inch rebar found N 01 degree 54'59" W at a distance of 11.72 feet;
- 4. S 89 degrees 15'16" W a distance of 100.63 feet** along the centerline of said road and along the quarter section line to the TRUE PLACE OF BEGINNING.

This parcel contains 0.976 acres and is subject to all highways, easements, and restrictions of record.

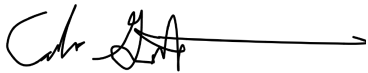
To go to adjoiner.

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

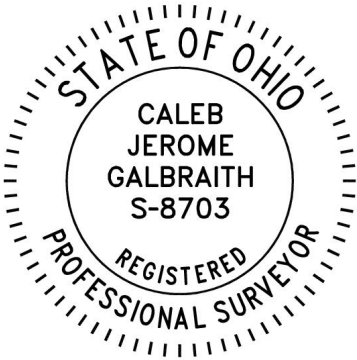
For survey see: Holmes County Plat Book Vol. 19 Page 5675

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 on May 25, 2025.



PPN: 2400522009



FILE DESCRIPTION
Holmes County Map Office
10/22/2025