



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 8.204 Acres

Being part of the Northwest Quarter of Section 36, Salt Creek Township, T-15°N, R-12°W, Holmes County, Ohio, also known as the lands of David J. Troyer and Naomi Troyer in O.R. Vol. 74 Page 900 and O.R. Vol. 236 Page 1630 and part of the lands of Daniel J. Troyer and Mary Troyer in O.R. Vol. 200 Page 664 (PPN 2400522004, PPN 2400553007, and PPN 2400522000).

Described as follows:

Commencing at a railroad spike found marking the southwest corner of the northwest quarter of section 36, thence **N 00 degrees 13'31" W a distance of 2217.25 feet** along the centerline of C.R. 77 and along the section line to a point witnessed by an iron pin set **N 63 degrees 54'46" E** at a distance of 33.51 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **SEVENTEEN (17) COURSES;**

1. **N 00 degrees 13'31" W a distance of 96.53 feet** along the centerline of said road and along the section line to a point witnessed by an iron pin set **N 88 degrees 55'48" E** at a distance of 34.98 feet;
2. **N 88 degrees 55'48" E a distance of 947.98 feet** along the south line of Wayne D. Miller and Mary Ann Miller (O.R. Vol. 62 Page 308) to a 5/8 inch rebar found capped "Baker";
3. **N 01 degree 04'12" W a distance of 44.15 feet** along the east line of said Wayne D. Miller and Mary Ann Miller to a 5/8 inch rebar found capped "Baker";
4. **N 88 degrees 55'48" E a distance of 99.46 feet** along the south line of said Wayne D. Miller and Mary Ann Miller to a 5/8 inch rebar found capped "Baker";
5. **S 01 degrees 04'12" E a distance of 44.15 feet** along the west line of said Wayne D. Miller and Mary Ann Miller to a 5/8 inch rebar found capped "Baker";
6. **N 88 degrees 55'48" E a distance of 547.75 feet** along the south line of said Wayne D. Miller and Mary Ann Miller and along the south line of Robert L. Schlabach and Martha Schlabach (O.R. Vol. 179 Page 2485) to a 5/8 inch rebar found and passing over a 5/8 inch rebar found at 135.89 feet;
7. **S 00 degrees 27'03" E a distance of 295.56 feet** along the west line of Ivan L. Schlabach and Cindy E. Schlabach (O.R. Vol. 188 Page 1404) to an iron pin set;
8. **S 88 degrees 18'20" W a distance of 408.69 feet** through the lands of said Daniel J. Troyer and Mary Troyer to a 5/8 inch rebar found;
9. **S 50 degrees 50'51" W a distance of 268.18 feet** along the north line of said Daniel J. Troyer and Mary Troyer to a 5/8 inch rebar found capped "Baker";

10. **S 89 degrees 35'46" W a distance of 199.37 feet** along the north line of said Daniel J. Troyer and Mary Troyer to a 5/8 inch rebar found;
11. **N 02 degrees 33'34" E a distance of 80.10 feet** along the east line of said Daniel J. Troyer and Mary Troyer to a 5/8 inch rebar found;
12. **N 84 degrees 53'00" W a distance of 30.88 feet** along the north line of said Daniel J. Troyer and Mary Troyer to a 5/8 inch rebar found capped "Baker";
13. **N 00 degrees 01'00" W a distance of 251.74 feet** along the east line of said Daniel J. Troyer and Mary Troyer to a 5/8 inch rebar found capped "Baker";
14. **S 88 degrees 55'49" W a distance of 117.57 feet** along the north line of said Daniel J. Troyer and Mary Troyer to a 5/8 inch rebar found capped "Baker";
15. **N 01 degree 03'59" W a distance of 78.13 feet** along the east line of said Daniel J. Troyer and Mary Troyer to a 5/8 inch rebar found;
16. **S 88 degrees 55'48" W a distance of 536.05 feet** along the north line of said Daniel J. Troyer and Mary Troyer to a 5/8 inch rebar found capped "Baker";
17. **S 63 degrees 54'46" W a distance of 110.01 feet** along the north line of said Daniel J. Troyer and Mary Troyer to the TRUE PLACE OF BEGINNING.

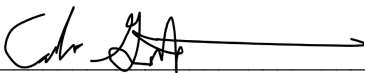
This parcel contains 8.204 acres and is subject to all highways, easements, and restrictions of record.

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 Vol. 19, Page 5782.

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

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PPN: 2400522012



FILE DESCRIPTION
Holmes County Map Office
3/10/2026

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