



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description:                    0.375 Acres                    “To go to adjoiner”**

Being part of the Southwest Quarter of Section 17, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also being part of the lands of Dwayne A. Troyer and Mary Ellen Troyer in O.R. Vol. 209 Page 697, PPN 2600865000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southwest quarter of section 17, thence **N 01 degree 15'06" E a distance of 1000.62 feet** along the section line to a 5/8 inch rebar found capped “Galbraith” being the TRUE PLACE OF BEGINNING;

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

1. **N 01 degree 15'06" E a distance of 204.87 feet** along the section line to an iron pin set;
2. **S 56 degrees 51'52" E a distance of 37.77 feet** through the lands of said Dwayne A. Troyer and Mary Ellen Troyer to an iron pin set ;
3. **S 29 degrees 15'16" E a distance of 214.63 feet** through the lands of said Dwayne A. Troyer and Mary Ellen Troyer to a 5/8 inch rebar found capped “Galbraith”;
4. **N 88 degrees 44'54" W a distance of 141.03 feet** along the north line of Lot 1 of Walnut Creek Township Subdivision No. 1 (Plat Vol. 19 Page 3960) of Roy A. Troyer and Katie R. Troyer (O.R. Vol. 270 Page 4503) to the TRUE PLACE OF BEGINNING.

This parcel contains 0.375 acres and is subject to all highways, easements, and restrictions of record.

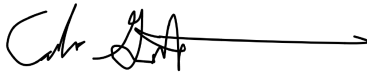
“To go to adjoiner.”

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

See Holmes County Plat Book 19, page 5407 for survey.

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 May 21, 2024.



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PPN: 2600865004



**FILE DESCRIPTION**  
Holmes County Map Office  
10/18/2024

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