



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.284 Acres To go to adjoiner

Being part of Lot 3 of the First Quarter, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of lands of Marvin E. Miller and Rebecca Miller in O.R. Vol. 278 Page 2006, (PPN 2600949000).

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 3, thence **S 88 degrees 39'33" E a distance of 235.72 feet** along the Paint Township line and along the Lot line to a pipe found, thence **S 38 degrees 23'46" E a distance of 704.85 feet** along the west line of Anthony Troyer and Marlene Troyer (O.R. Vol. 284 Page 7303) to 5/8 inch rebar found being the TRUE PLACE OF BEGINNING.

Thence with the following **FIVE (5) COURSES**:

1. **N 60 degrees 06'06" E a distance of 352.42 feet** along the south line of said Anthony Troyer and Marlene Troyer to a 5/8 inch rebar found;
2. **N 14 degrees 11'38" W a distance of 15.46 feet** along the east line of said Anthony Troyer and Marlene Troyer to an iron pin set;
3. **N 78 degrees 32'35" E a distance of 153.25 feet** along the south line of said Anthony Troyer and Marlene Troyer to an iron pin set;
4. **S 56 degrees 22'46" W a distance of 158.83 feet** through the lands of said Marvin E. Miller and Rebecca Miller to an iron pin set;
5. **S 67 degrees 23'09" W a distance of 346.29 feet** through the lands of said Marvin E. Miller and Rebecca Miller to the TRUE PLACE OF BEGINNING.

This parcel contains 0.284 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 5754

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 August 4, 2025.



PPN: 2600949003



FILE DESCRIPTION

Holmes County Map Office

1/27/2026