



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.924 Acres

Being part of the Southeast Quarter of Section 3, Washington Township, T-19 N, R-15 W, Holmes County, Ohio, also known as the part of the lands of Gary S. Edwards and Anisara Edwards in O.R. Vol. 264 Page 5499, (PPN 2800178000).

Described as follows:

Commencing at a railroad spike found marking the northeast corner of the southeast quarter of section 3, thence **N 89 degrees 51'12" W a distance of 93.45 feet** along the quarter section line and along the centerline of T.R. 469 to a point witnessed by a pipe found S 31 degrees 13' 19" W a distance of 15.00 feet, thence **S 31 degrees 13'19" W a distance of 293.89 feet** along the west line of Todd A. Windsor (O.R. Vol. 216 Page 2452 and O.R. Vol. 260 Page 1109) to an iron pin set being the TRUE PLACE OF BEGINNING.

Thence with the following **SIX (6) COURSES**;

1. **S 31 degrees 13'19" W a distance of 193.45 feet** along the west line of said Todd A. Windsor to a pipe found;
2. **N 58 degrees 49'19" W a distance of 223.35 feet** along the north line of Bret E. Curren (O.R. Vol. 269 Page 3924) to a point in T.R. 468 witnessed by a pipe found S 58 degrees 49'19" E a distance of 26.69 feet;
3. **N 39 degrees 01'07" E a distance of 7.85 feet** along the east line of Mitchell A. Smith and Brandy J. Smith (O.R. Vol. 264 Page 2190) and along the centerline of said road to a point;
4. **N 40 degrees 16'06" E a distance of 76.00 feet** along the east line of said Mitchell A. Smith and Brandy J. Smith and along the centerline of said road to a point witnessed by a pipe found S 89 degrees 42'08" W a distance of 11.89 feet;
5. **N 40 degrees 16'06" E a distance of 111.73 feet** along the east line of Sandra M. Snyder (O.R. Vol. 233 Page 3082 and O.R. Vol. 279 Page 4166) and along the centerline of said road to a point witnessed by an iron pin set S 58 degrees 54'37" E a distance of 25.00 feet;
6. **S 58 degrees 54'37" E a distance of 192.76 feet** through the lands of said Gary S. Edwards and Anisara Edwards to the TRUE PLACE OF BEGINNING.

This parcel contains 0.924 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).

For survey see: Plat Book Vol. 19 Page 5771

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
December 13, 2025.



PPN: 2800178001



FILE DESCRIPTION
Holmes County Map Office
2/25/2026

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