



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 65.964 Acres

Being part of Lot 38 and Lot 39 of the Second Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part the lands conveyed to Adrienne C. Nowels, Trustee in O.R. Vol. 293 Page 2487, (PPN 0600577002).

Described as follows:

Commencing at a 5/8 inch rebar found capped “Baker” marking the northeast corner of Lot 38 being the TRUE PLACE OF BEGINNING;

Thence with the following **THIRTY-FIVE (35) COURSES**;

1. **S 01 degree 50'14" W a distance of 219.12 feet** along the Lot line to a 5/8 inch rebar found capped “Baker”;
2. **N 88 degrees 08'29" W a distance of 700.12 feet** through the lands of said Adrienne C. Nowels, Trustee to a point witnessed by an iron pin set N 58 degrees 09'55" E a distance of 14.59 feet;
3. **N 18 degrees 43'58" E a distance of 44.05 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
4. **N 10 degrees 05'53" E a distance of 122.30 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
5. **N 27 degrees 09'03" E a distance of 94.95 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
6. **N 40 degrees 02'47" E a distance of 119.29 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
7. **N 44 degrees 47'17" E a distance of 132.22 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
8. **N 46 degrees 28'48" E a distance of 79.35 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
9. **N 14 degrees 47'29" E a distance of 47.01 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
10. **N 20 degrees 51'12" W a distance of 71.23 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
11. **N 22 degrees 18'13" W a distance of 72.26 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
12. **N 03 degrees 47'15" W a distance of 33.09 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;

13. **N 51 degrees 02'04" E a distance of 202.30 feet** through the lands of said Adrienne C. Nowels, Trustee to a point passing over an iron pin set at a distance of 25.35 feet;
14. **N 39 degrees 08'30" W a distance of 50.01 feet** through the lands of said Adrienne C. Nowels, Trustee to a point passing over an iron pin set;
15. **S 51 degrees 02'04" W a distance of 183.79 feet** through the lands of said Adrienne C. Nowels, Trustee to a point passing over an iron pin set;
16. **S 80 degrees 02'58" W a distance of 308.95 feet** through the lands of said Adrienne C. Nowels, Trustee to a point passing over an iron pin set;
17. **S 46 degrees 26'49" W a distance of 578.81 feet** through the lands of said Adrienne C. Nowels, Trustee to a point passing over an iron pin set;
18. **S 58 degrees 09'55" E a distance of 562.13 feet** through the lands of said Adrienne C. Nowels, Trustee to a point witnessed by an iron pin set N 58 degrees 09'55" W a distance of 14.59 feet;
19. **N 88 degrees 08'29" W a distance of 1816.92 feet** through the lands of said Adrienne C. Nowels, Trustee to a 5/8 inch rebar found capped "Baker";
20. **N 01 degree 30'28" E a distance of 122.67 feet** along the Lot line to a 5/8 inch rebar found;
21. **N 01 degree 23'56" E a distance of 573.00 feet** along the Lot line to a railroad spike found in C.R. 320 witnessed by a 5/8 inch rebar found capped "Galbraith" S 01 degree 23'56" W a distance of 48.76 feet;
22. **N 53 degrees 31'09" E a distance of 841.39 feet** along the south line of Fred L. Whitmer (O.R. Vol. 231 Page 1620) and along said road to a point;
23. **N 81 degrees 19'51" E a distance of 1838.16 feet** along the Greenville Treaty line to an iron pin set and passing over a 5/8 inch rebar found capped "Galbraith" at a distance of 47.79 feet;
24. **S 29 degrees 25'30" W a distance of 96.64 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
25. **S 08 degrees 29'03" W a distance of 46.45 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
26. **S 03 degrees 08'00" W a distance of 66.89 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
27. **S 08 degrees 23'37" W a distance of 144.77 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
28. **S 13 degrees 54'40" E a distance of 106.01 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
29. **S 20 degrees 47'37" W a distance of 23.01 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
30. **S 31 degrees 54'09" W a distance of 46.36 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;

31. N 56 degrees 44'15" E a distance of 211.56 feet through the lands of said Adrienne C. Nowels, Trustee to an iron pin set and passing over an iron pin set at a distance of 24.60 feet;

32. S 00 degrees 45'38" W a distance of 97.64 feet along the west line of Larry Lee Stutzman and Joanna Stutzman (O.R. Vol. 231 Page 2331) to a 5/8 inch rebar found capped "Baker";

33. S 00 degrees 45'38" W a distance of 210.35 feet along the west line of Jonathan Lynn Troyer (O.R. Vol. 55 page 536 and O.R. Vol. 56 page 325) to a 5/8 inch rebar found;

34. N 86 degrees 25'47" W a distance of 63.56 feet along the north line of Patten Producing Company (O.R. Vol. 190 Page 1050) to a 5/8 inch rebar found capped "Galbraith";

35. S 00 degrees 59'59" W a distance of 643.64 feet along the west line of Patten Producing Company to the TRUE PLACE OF BEGINNING.

This parcel contains 65.964 acres and is subject to all highways, easements, and restrictions of record. Containing 54.376 acres in Lot 39 and 11.588 acres in Lot 38.

Also, subject to a 50 foot common access easement for ingress, egress, and general utilities describes as follows

Being part of the Southeast Quarter of Section 18, Prairie Township, T-13 N, R-13 W, and Lot 39 of the Second Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands of Adrienne C. Nowels, Trustee (O.R. Vol. 293 Page 2487, (PPN 1700345001 and PPN 0600577002).

Further Described as follows:

Commencing at a 5/8 inch rebar found on the Greenville Treaty line and in C.R. 333 marking the southeast corner of the southeast quarter of section 18, thence **N 00 degrees 03'06" E a distance of 11.48 feet** along the section line and along said road to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **TWELVE (12) COURSES** along the centerline of said 50 foot Common Access Easement;

1. S 81 degrees 19'51" W a distance of 180.76 feet through the lands of said Adrienne C. Nowels, Trustee to a point;

2. S 29 degrees 25'30" W a distance of 14.42 feet through the lands of said Adrienne C. Nowels, Trustee to a point;

3. S 29 degrees 25'30" W a distance of 96.64 feet through the lands of said Adrienne C. Nowels, Trustee to a point;

4. S 08 degrees 29'03" W a distance of 46.45 feet through the lands of said Adrienne C. Nowels, Trustee to a point;

5. S 03 degrees 08'00" W a distance of 66.89 feet through the lands of said Adrienne C. Nowels, Trustee to a point;

6. S 08 degrees 23'37" W a distance of 144.77 feet through the lands of said Adrienne C. Nowels, Trustee to a point;

7. S 13 degrees 54'40" E a distance of 106.01 feet through the lands of said Adrienne C. Nowels, Trustee to a point;

8. **S 20 degrees 47'37" W a distance of 23.01 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
9. **S 31 degrees 54'09" W a distance of 46.36 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
10. **S 39 degrees 24'26" W a distance of 60.44 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
11. **S 50 degrees 17'01" W a distance of 126.15 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
12. **S 50 degrees 51'30" W a distance of 88.10 feet** through the lands of said Adrienne C. Nowels, Trustee to a point and THERE ENDS.

Also, subject to a 50 foot common access easement for ingress, egress, and general utilities describes as follows

Being part of Lot 38 and Lot 39 of the Second Quarter, Hardy Township, T-9 N, R-7 W, and Lot 7 and Lot 34 of the First Quarter of Monroe Township, T-9 N, R-8 W, Holmes County, Ohio also known as part of the lands of Adrienne C. Nowels, Trustee (O.R. Vol. 293 Page 2487, (PPN 0600577002) and part of the lands of Jack E. Hastings (O.R. Vol. 287 Page 6606, O.R. Vol. 287 Page 6608, O.R. Vol. 287 Page 6612), (PPN 1400172000).

Further Described as follows:

Commencing at a stone found marking the northeast corner of Lot 34, thence **S 01 degree 23'56" W a distance of 398.71 feet** along the Hardy Township line and Lot line to a point in C.R. 320, thence **N 53 degrees 31'09" E a distance of 31.67 feet** along the south line of Fred L. Whitmyer (O.R. Vol. 231 Page 1620) and along said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the following **FOUR (4) COURSES** along the centerline of said 50 foot Common Access Easement;

1. **S 01 degree 23'56" W a distance of 140.05 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
2. **S 03 degrees 47'17" W a distance of 529.24 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
3. **S 00 degrees 54'54" E a distance of 40.90 feet** through the lands of said Adrienne C. Nowels, Trustee to a point;
4. **S 10 degrees 25'11" E a distance of 5.58 feet** through the lands of said Adrienne C. Nowels, Trustee to a point and THERE ENDS.

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

For survey see: Plat Book Vol. 19 Page 5891

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. Feb. 18, 2026.

Caleb Jerome Galbraith

Parcel Number: 0600577006

