



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.505 Acres “To go to adjoiner”

Being a part of Lot 22 of the Third Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands of William D. Troyer and Erma Sue Troyer O.R. Vol. 264 Page 1608 and O.R. Vol. 265 Page 3737 (PPN 0600823000, PPN 0600823003).

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 22, thence **S 02 degrees 00'13" W a distance of 709.50 feet** along the Lot Line to a point witnessed by a 5/8 inch rebar found capped “Baker” S 02 degrees 00'13" W a distance of 13.12 feet, thence **S 88 degrees 01'36" E a distance of 632.59 feet** along the centerline of T.R. 304 to a point witnessed by a 5/8 inch rebar found S 17 degrees 08'44" W a distance of 19.47 feet, thence **S 17 degrees 08'44" W a distance of 198.55 feet** along the west line of the Aaron Clark and Kayla M. Starlin (O.R. Vol. 265 Page 3744) to a 5/8 inch rebar found being TRUE PLACE OF BEGINNING.

Thence with the following **EIGHT (8) COURSES;**

- 1. S 32 degrees 03'51" E a distance of 89.20 feet** along the west line of said Aaron Clark and Kayla M. Starlin to a 5/8 inch rebar found;
- 2. S 86 degrees 52'06" E a distance of 117.55 feet** along the north line of said Aaron Clark and Kayla M. Starlin to a 5/8 inch rebar found;
- 3. S 16 degrees 52'28" E a distance of 192.29 feet** along the west line of said Aaron Clark and Kayla M. Starlin to a 5/8 inch rebar found;
- 4. S 08 degrees 01'32" E a distance of 599.28 feet** along the west line of said Aaron Clark and Kayla M. Starlin to a 5/8 inch rebar found capped “Galbraith”;
- 5. N 84 degrees 57'45" W a distance of 153.84 feet** through the lands of said William D. Troyer and Erma Sue Troyer to an iron pin set;
- 6. N 03 degrees 39'51" W a distance of 499.24 feet** through the lands of said William D. Troyer and Erma Sue Troyer to an iron pin set;
- 7. N 28 degrees 48'29" W a distance of 207.51 feet** through the lands of said William D. Troyer and Erma Sue Troyer to an iron pin set;
- 8. N 06 degrees 33'33" W a distance of 166.97 feet** through the lands of said William D. Troyer and Erma Sue Troyer to the TRUE PLACE OF BEGINNING.

This parcel contains 2.505 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).

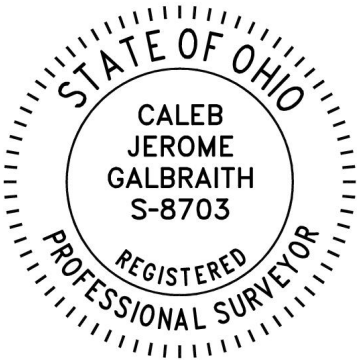
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked “Galbraith 8703”.

For survey see: Holmes County Plat Book Vol. 19 Page 5887

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 June 5, 2026.



PPN: 0600823008



FILE DESCRIPTION
Holmes County Map Office
8/5/2026