



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 6.806 Acres

Being part of the Northeast Quarter of Section 24, Knox Township, T-19 N, R-15 W, Holmes County, Ohio, also known as part of the lands of Gail J. Strother, trustee in O.R. Vol. 238 Page 1331 (PPN 1100470000).

Described as follows:

Commencing at a stone found marking the southwest corner of the northeast quarter of section 24, thence **N 00 degrees 47'04" W a distance of 1164.18 feet** along the quarter section line to a point witnessed by a 5/8 inch rebar found capped "Baker" N 80 degrees 23' 27" W a distance of 0.31 feet, thence **S 80 degrees 23'27" E a distance of 1134.66 feet** along the north line of Gail J. Strother, trustee (PPN 1100464002) to a railroad spike found in C.R. 52 witnessed by a 5/8 inch rebar found N 80 degrees 23'27" W a distance of 35.34 feet, thence **N 11 degrees 59'30" W a distance of 53.78 feet** along the west line of Clarence W. Stonebrook and Janice Stonebrook (Deed Vol. 263 Page 157) and along said road to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **SEVEN (7) COURSES**;

1. **N 80 degrees 23'27" W a distance of 480.29 feet** through the lands of said Gail J. Strother, trustee to a 5/8 inch rebar found capped "Galbraith" and passing over a 5/8 inch rebar found capped "Galbraith" at a distance of 20.09 feet;
2. **N 01 degree 21'57" W a distance of 459.99 feet** through the lands of said Gail J. Strother, trustee to an iron pin set;
3. **N 14 degrees 11'59" E a distance of 132.35 feet** through the lands of said Gail J. Strother, trustee to an iron pin set;
4. **N 24 degrees 13'56" E a distance of 173.30 feet** through the lands of said Gail J. Strother, trustee to an iron pin set;
5. **N 78 degrees 54'16" E a distance of 199.73 feet** through the lands of said Gail J. Strother, trustee to a point in said road witnessed by an iron pin set S 78 degrees 54'16" W a distance of 24.24 feet;
6. **S 12 degrees 18'22" E a distance of 220.71 feet** along the west line of Benjamin L. Brubaker and Mariah R.K. Brubaker (O.R. Vol. 269 Page 2097) and along said road to a railroad spike found;
7. **S 11 degrees 59'30" E a distance of 663.64 feet** along the west lines of Diane Friedrich (Deed Vol. 253 Page 498) Diane Friedrich aka Dianna Friedrich (O.R. Vol. 237 Page 695) and said Clarence W. Stonebrook and Janice Stonebrook and along said road to the TRUE PLACE OF BEGINNING.

This parcel contains 6.806 acres and is subject to all highways, easements, and restrictions of record.

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

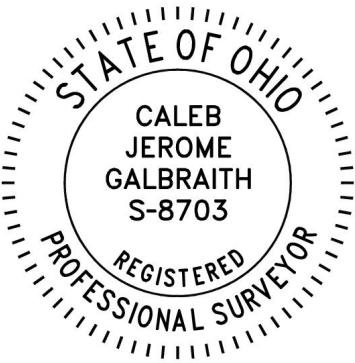
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked “Galbraith 8703”.

For survey see: Holmes County Plat Book Vol. 19 Page 5935

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 May 27, 2026.



PPN: 1100470001



FILE DESCRIPTION
Holmes County Map Office
9/25/2026