



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 49.699 Acres

Being part of the Northwest Quarter of Section 25, the Southwest Quarter of Section 25, and the Southeast Quarter of Section 26, Paint Township, T-15 N, R-11 W, Holmes County, Ohio, also known as part of the lands of Michael Andrew Tressell in O.R. Vol. 253 Page 1689 and O.R. Vol. 270 Page 1279 (PPN 1500527001 and PPN 1500529003).

Described as follows:

Commencing at stone found marking the northwest corner of the northwest quarter of section 25 being the TRUE PLACE OF BEGINNING.

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

1. **N 89 degrees 50'32" E a distance of 990.00 feet** along the section line to an iron pin set;
2. **S 00 degrees 19'14" E a distance of 1242.30 feet** through the lands of said Michael Andrew Tressell to an iron pin set witnessed by an iron pin set N 00 degrees 19'14" W a distance of 14.76 feet;
3. **S 39 degrees 02'39" W a distance of 58.57 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
4. **S 10 degrees 39'15" W a distance of 106.94 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
5. **S 30 degrees 06'23" W a distance of 47.83 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
6. **S 43 degrees 04'23" W a distance of 237.67 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
7. **S 38 degrees 42'10" W a distance of 486.60 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
8. **S 43 degrees 39'04" W a distance of 145.51 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
9. **S 33 degrees 01'40" W a distance of 62.49 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
10. **S 12 degrees 23'23" W a distance of 44.77 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
11. **S 04 degrees 29'02" W a distance of 262.66 feet** through the lands of said Michael Andrew Tressell to an iron pin set ;
12. **S 06 degrees 17'40" W a distance of 200.92 feet** through the lands of said Michael Andrew Tressell to an iron pin set;

- 13. S 14 degrees 23'28" W a distance of 66.60 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
- 14. S 25 degrees 34'45" W a distance of 76.57 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
- 15. S 35 degrees 13'16" W a distance of 154.10 feet** through the lands of said Michael Andrew Tressell to a 5/8 inch rebar found capped "Baker" on the section line;
- 16. S 31 degrees 38'08" W a distance of 180.06 feet** through the lands of said Michael Andrew Tressell to a 5/8 inch rebar found capped "Baker" on the section line;
- 17. S 47 degrees 33'07" W a distance of 60.55 feet** crossing into section 26 and through the lands of said Michael Andrew Tressell to an iron pin set;
- 18. S 56 degrees 32'59" W a distance of 75.49 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
- 19. S 65 degrees 15'49" W a distance of 73.33 feet** through the lands of said Michael Andrew Tressell to an iron pin set
- 20. S 74 degrees 16'15" W a distance of 59.77 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
- 21. S 87 degrees 02'36" W a distance of 107.15 feet** through the lands of said Michael Andrew Tressell to an iron pin set;
- 22. S 51 degrees 10'00" W a distance of 37.11 feet** through the lands of said Michael Andrew Tressell to a point in T.R. 659;
- 23. N 41 degrees 30'32" W a distance of 77.01 feet** along the east line of Jonas R. Troyer and Cindy F. Troyer (O.R. Vol. 284 Page 6557) and along the centerline of said road to a point;
- 24. N 68 degrees 55'00" E a distance of 66.91 feet** along the south line of said Jonas R. Troyer and Cindy F. Troyer to a 5/8 inch rebar found;
- 25. N 00 degrees 39'15" W a distance of 471.95 feet** along the east line of said Jonas R. Troyer and Cindy F. Troyer to a 5/8 inch rebar found on the quarter section line;
- 26. N 89 degrees 15'26" E a distance of 346.51 feet** along the quarter section line to a stone found marking the northeast corner of the southeast quarter of section 26;
- 27. S 00 degrees 39'15" E a distance of 166.80 feet** along a tie line, also being the section line to a point;
- 28. N 47 degrees 22'25" W a distance of 48.83 feet** along the north line of David J. Cappillo and Lori E. Cappillo (Deed Vol. 267 Page 869) to a 5/8 inch rebar found;
- 29. S 50 degrees 55'13" W a distance of 249.25 feet** along the west line of said David J. Cappillo and Lori E. Cappillo to a 5/8 inch rebar found;

- 30. **S 47 degrees 22'16" E a distance of 196.38 feet** along the south line of said David J. Cappillo and Lori E. Cappillo to a 5/8 inch rebar found;
- 31. **N 50 degrees 55'13" E a distance of 65.36 feet** along the east line of said David J. Cappillo and Lori E. Cappillo to a 5/8 inch rebar found;
- 32. **N 34 degrees 43'28" E a distance of 183.72 feet** crossing into Section 25 and along the east line of said David J. Cappillo and Lori E. Cappillo to a 5/8 inch rebar found;
- 33. **N 47 degrees 22'25" W a distance of 95.77 feet** along the north line of said David J. Cappillo and Lori E. Cappillo to a point on the section line;
- 34. **N 00 degrees 39'15" W a distance of 166.80 feet** along a tie line, also being the section line to a stone found marking the northwest corner of the southwest quarter of section 25;
- 35. **N 00 degrees 19'15" W a distance of 2660.66 feet** along the section line to the TRUE PLACE OF BEGINNING.

This parcel contains 49.699 acres and is subject to all highways, easements, and restrictions of record. Containing 46.542 acres in Section 25 and 3.157 acres in Section 26.

Subject to an existing easement in Plat Vol. 14 Page 761.

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

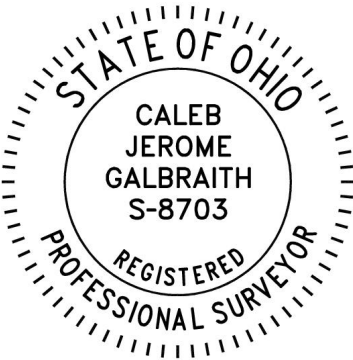
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Holmes County Plat Book Vol. 19 Page 5882

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 June 15, 2026 Revised July 13, 2026.



Parcel Number: 1500527005



FILE DESCRIPTION
Holmes County Map Office
7/22/2026