



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.515 Acres

Being part of Prairie Township, Southwest Quarter of Section 27, T-14 N,R-13 W, Holmes County, Ohio, also being part of the lands of Vernon J. Yoder and Mary. V. Yoder in O.R. Vol. 187 Page 592 and O.R. Vol. 288 Page 6194, PPN 1700433000, PPN 1700433002.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the southwest quarter of section 27, thence **N 89 degrees 06'47" W a distance of 1753.24 feet** along the section line and along the centerline of T.R. 561 to a point witnessed by a 5/8 inch rebar found capped "Galbraith" N 11 degrees 20'19" E at a distance of 15.53 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **FIFTEEN (15) COURSES**;

1. **N 89 degrees 06'47" W a distance of 172.58 feet** along the section line and along the centerline of said road to a point witnessed by an iron pin set N 05 degrees 13'07" E at a distance of 18.97 feet;
2. **N 05 degrees 13'07" E a distance of 217.00 feet** through the lands of said Vernon J. Yoder and Mary V. Yoder to an iron pin set;
3. **N 82 degrees 05'38" W a distance of 45.36 feet** through the lands of said Vernon J. Yoder and Mary V. Yoder to an iron pin set;
4. **N 10 degrees 26'46" E a distance of 391.35 feet** along the east line of Stan Stombaugh aka Stanley Ray Stombaugh (Deed Vol. 175 Page 639) to a pipe found;

5. **N 78 degrees 30'55" E a distance of 137.73 feet** along the south line of said Stan Stombaugh aka Stanley Ray Stombaugh to a 5/8 inch rebar found capped "Stevens";
6. **S 11 degrees 28'40" E a distance of 100.00 feet** along the west line of William J. Miller and Ella W. Miller (O.R. Vol. 283 Page 3664) to a 5/8 inch rebar found capped "Stevens";
7. **N 78 degrees 28'35" E a distance of 221.67 feet** along the south line of said William J. Miller and Ella W. Miller to a 5/8 inch rebar found capped "Stevens";
8. **S 89 degrees 13'08" E a distance of 183.14 feet** along the south line of said William J. Miller and Ella W. Miller to a 5/8 inch rebar found capped "Stevens";
9. **S 00 degrees 23'21" E a distance of 325.79 feet** along the west lines of said William J. Miller and Ella W. Miller and Norman W. Miller and Anna Miller (O.R. Vol. 283 Page 3659) to a 5/8 inch rebar found;
10. **N 89 degrees 05'09" W a distance of 250.00 feet** along the north line of Alben Realty, Ltd. (O.R. Vol. 97 Page 779) to a 5/8 inch rebar found;
11. **N 00 degrees 20'43" W a distance of 23.85 feet** along the east line of QS Holdings, LLC (O.R. Vol. 267 Page 4957) to a 5/8 inch rebar found capped "Galbraith";
12. **N 89 degrees 06'47" W a distance of 127.73 feet** along the north line of said QS Holdings, LLC to a 5/8 inch rebar found capped "Galbraith";
13. **S 00 degrees 20'43" E a distance of 111.43 feet** along the west line of said QS Holdings, LLC to a 5/8 inch rebar found capped "Galbraith";
14. **S 88 degrees 44'40" W a distance of 18.71 feet** along the west line of said QS Holdings, LLC to a 5/8 inch rebar found capped "Galbraith";
15. **S 11 degrees 20'19" W a distance of 176.73 feet** along the west line of said QS Holdings, LLC to the TRUE PLACE OF BEGINNING.

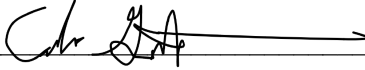
This parcel contains 5.515 acres and is subject to all highways, easements, and restrictions of record.

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

See Holmes County Plat Book 19, page 5513 for survey.

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 November 22, 2024.



PPN: 1700433006



FILE DESCRIPTION

Holmes County Map Office

3/26/2025