



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: 4.000 Acres**

Being part of the Northeast Quarter of Section 5, Salt Creek Township, T-14 N, R-12 W, Holmes County, Ohio, also known as part of the lands of John R. Troyer and Julia Ann Troyer in Deed Vol. 280 Page 1 (PPN 2400299000).

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northeast quarter of section 5, thence **S 88 degrees 27'55" W a distance of 1367.33 feet** along the section line to a point in the centerline of County Road 201 witnessed by a 5/8 inch rebar found capped "Baker" S 88 degrees 27'55" W a distance of 19.21 feet, thence **S 09 degrees 53'46" E a distance of 198.06 feet** along the east line of Randy Kandel and Irene Kandel (Deed Vol. 264 Page 236) and along the centerline of said road to a point, thence **S 17 degrees 27'39" E a distance of 499.35 feet** along the east line of said Randy Kandel and Irene Kandel and along the centerline of said road to a point, thence **S 17 degrees 33'46" E a distance of 280.30 feet** along the east line of said Randy Kandel and Irene Kandel and along the centerline of said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the following **FIVE (5) COURSES**;

1. **N 72 degrees 26'14" E a distance of 290.36 feet** through the lands of said John R. Troyer and Julia Ann Troyer to an iron pin set passing over an iron pin set at a distance of 19.09 feet;
2. **S 17 degrees 02'15" E a distance of 638.36 feet** through the lands of said John R. Troyer and Julia Ann Troyer to an iron pin set on the north line of Stutzman Family Group, Ltd. (O.R. Vol. 226 Page 986);
3. **S 79 degrees 35'46" W a distance of 38.73 feet** along the north line of said Stutzman Family Group, Ltd. to a 5/8 inch rebar found capped "Baker";

4. **S 87 degrees 10'04" W a distance of 254.45 feet** along the north line of said Stutzman Family Group, Ltd. to a point in the centerline of said road witnessed by a 5/8 inch rebar found capped "Baker" N 87 degrees 10'04" E a distance of 18.96 feet;
5. **N 17 degrees 33'46" W a distance of 568.80 feet** along the east line of said Randy Kandel and Irene Kandel and along the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 4.000 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.

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

For survey see: Plat Book Vol. 19 Page 4217

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on October 9, 2020.



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Parcel Number: 2400299005



**FILE DESCRIPTION**  
Holmes County Map Office  
11/10/2020

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