



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.000 Acres

Being part of the Southwest Quarter of Section 17, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands of Dwayne A. Troyer and Mary Ellen Troyer in O.R. Vol. 209 Page 697, (PPN 2600865000).

Further described as follows;

Commencing at a stone found marking the northwest corner of the southwest quarter of Section 17, thence **S 88 degrees 08'51" E a distance of 489.62 feet** along the north line of said Dwayne A. Troyer and Mary Ellen Troyer to a point, thence **S 36 degrees 14'18" E a distance of 108.33 feet** along the east line of said Dwayne A. Troyer and Mary Ellen Troyer to a point, thence **S 27 degrees 49'27" E a distance of 124.26 feet** along the east line of said Dwayne A. Troyer and Mary Ellen Troyer to a point, thence **S 54 degrees 20'53" E a distance of 27.06 feet** along the north line of said Dwayne A. Troyer and Mary Ellen Troyer to a point, thence **S 70 degrees 13'17" E a distance of 43.62 feet** along the north line of said Dwayne A. Troyer and Mary Ellen Troyer to a point in C.R. 172, thence **S 44 degrees 16'19" E a distance of 119.81 feet** along the north line of Mark A. Troyer and Laura J. Troyer (Deed Vol. 269 Page 714) to a point, thence **S 01 degree 17'48" E a distance of 88.27 feet** along the east line of said Mark A. Troyer and Laura J. Troyer to a point, thence **S 06 degrees 17'34" E a distance of 94.48 feet** along the east line of said Mark A. Troyer and Laura J. Troyer to a point, thence **S 13 degrees 44'13" E a distance of 38.87 feet** along the east line of said Mark A. Troyer and Laura J. Troyer to a point, thence **S 26 degrees 48'24" E a distance of 53.28 feet** along the east line of said Mark A. Troyer and Laura J. Troyer to a point, thence **S 72 degrees 42'13" E a distance of 385.25 feet** along the north line of said Mark A. Troyer and Laura J. Troyer to a 5/8 inch rebar found being TRUE PLACE OF BEGINNING.

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

1. **S 67 degrees 24'51" E a distance of 215.28 feet** through the lands of said Dwayne A. Troyer and Mary Ellen Troyer to an iron pin set;
2. **S 24 degrees 00'47" W a distance of 217.54 feet** through the lands of said Dwayne A. Troyer and Mary Ellen Troyer to a point in the centerline of C.R. 144 witnessed by and iron pin set N 24 degrees 00'47" E a distance of 20.03 feet;
3. **N 58 degrees 17'09" W a distance of 60.30 feet** through the lands of said Dwayne A. Troyer and Mary Ellen Troyer and along the centerline of said road to a point;
4. **N 60 degrees 23'02" W a distance of 156.21 feet** through the lands of said Dwayne A. Troyer and Mary Ellen Troyer and along the centerline of said road to a point witnessed by a 5/8 inch rebar found N 24 degrees 00'47" E a distance of 30.00 feet;
5. **N 24 degrees 00'47" E a distance of 188.85 feet** along the east line of said Mark A. Troyer and Laura J. Troyer to the TRUE PLACE OF BEGINNING.

This parcel contains 1.000 acre and is subject to all highways, easements, and restrictions of record.

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

For survey see: Holmes County Plat Book Vol. 19 Page 5221

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. August 8, 2023.



Parcel Number: 2600865003



FILE DESCRIPTION
Holmes County Map Office
2/15/2024

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