



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.891 Acres

Being part of the Northeast Quarter of Section 25, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as the lands of Aaron E. Yoder and Lena D. Yoder in O.R. Vol. 255 Page 924, (PPN 0200037001) and part of the lands of Emanuel R. Yoder and Martha A. Yoder in O.R. Vol. 116 Page 912, (PPN 0200037000).

Described as follows:

Commencing at a stone found marking the northeast corner of the northeast quarter of section 25, thence **S 00 degrees 58'24" W a distance of 396.00 feet** along the section line to a 5/8 inch rebar found being the TRUE PLACE OF BEGINNING.

Thence with the following **TEN (10) COURSES**;

1. **S 00 degrees 58'24" W a distance of 402.68 feet** along the section line to a railroad spike found;
2. **S 59 degrees 00'50" W a distance of 284.61 feet** along the centerline of C.R. 59 and along the north line of Joseph A. Miller (O.R. Vol. 283 Page 2144) and along the north line of Marvin Schlabach and Ina Schlabach (O.R. Vol. 292 Page 3277) to a point;
3. **S 36 degrees 48'58" W a distance of 183.42 feet** along the centerline of said road and along the north line of said Marvin Schlabach and Ina Schlabach to a point witnessed by an iron pin set N 18 degrees 56'34" E at a distance of 91.67 feet;
4. **N 18 degrees 56'34" E a distance of 394.91 feet** through the lands of said Emanuel R. Yoder and Martha A. Yoder to an iron pin set;
5. **N 15 degrees 01'50" W a distance of 37.51 feet** through the lands of said Emanuel R. Yoder and Martha A. Yoder to an iron pin set;
6. **N 75 degrees 32'51" W a distance of 158.32 feet** through the lands of said Emanuel R. Yoder and Martha A. Yoder to an iron pin set;
7. **S 89 degrees 50'42" W a distance of 321.90 feet** along the north line of said Emanuel R. Yoder and Martha A. Yoder to a 5/8 inch rebar found capped "Baker";
8. **N 09 degrees 39'31" W a distance of 270.83 feet** along the east line of said Emanuel R. Yoder and Martha A. Yoder to a 5/8 inch rebar found capped "Baker";
9. **S 88 degrees 36'59" E a distance of 66.51 feet** along the south line of Abe J. Yoder and Alma Yoder (Deed Vol. 247 Page 179) to a stone found;

10. S 88 degrees 32'12" E a distance of 696.66 feet along the south line of Raymond A. Raber and Clara Raber (Deed Vol. 252 Page 84) to the TRUE PLACE OF BEGINNING.

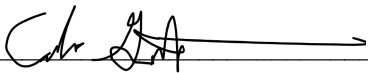
This parcel contains 5.891 acres and is subject to all highways, easements, and restrictions of record.

For survey see: Holmes County Plat Book Vol. 19 Page 5609

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".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 June 9, 2025.



PPN: 0200037003



FILE DESCRIPTION
Holmes County Map Office
7/31/2025