



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **2.870 Acres** **“To go to adjoiner”**

Being part of the Southeast Quarter of Section 17, Clark Township, T-8 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Dean Ray Yoder and Marie E. Yoder in O.R. Vol. 272 Page 7032 (PPN 0200630004).

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the southeast quarter of section 17, thence **S 01 degree 18'33" W a distance of 1382.23 feet** along the Tuscarawas County Line and Section Line to a point witnessed by a 5/8 inch rebar found capped “Galbraith” N 01 degrees 18'33" E a distance of 22.05 feet being the TRUE PLACE OF BEGINNING.

Thence with the following TWELVE (12) COURSES;

1. **S 76 degrees 05'40" W a distance of 288.79 feet** along the north line of Jonas A. Hershberger and Anna Hershberger (O.R. Vol. 280 Page 2781) to a 5/8 inch rod found;
2. **N 80 degrees 23'30" W a distance of 137.55 feet** along the north line of said Jonas A. Hershberger and Anna Hershberger to a 5/8 inch rebar found capped “Galbraith”;
3. **S 84 degrees 26'09" W a distance of 243.85 feet** along the north line of said Jonas A. Hershberger and Anna Hershberger to a 5/8 inch rebar found capped “Galbraith”;
4. **S 06 degrees 28'53" E a distance of 6.00 feet** along the west line of said Jonas A. Hershberger and Anna Hershberger to a 5/8 inch rod found;
5. **S 84 degrees 26'09" W a distance of 93.13 feet** along the north line of said Jonas A. Hershberger and Anna Hershberger to a 5/8 inch rebar found capped “Galbraith”;
6. **N 86 degrees 26'41" W a distance of 196.02 feet** along the north line of said Jonas A. Hershberger and Anna Hershberger to an iron pin set and passing over a 5/8 inch rod found at a distance of 168.77 feet;
7. **N 06 degrees 47'54" E a distance of 233.57 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to an iron pin set;
8. **N 89 degrees 58'41" E a distance of 191.75 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to an iron pin set;
9. **S 62 degrees 02'44" E a distance of 188.56 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to an iron pin set;

10. **S 71 degrees 38'22" E a distance of 131.11 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to an iron pin set;
11. **N 87 degrees 35'19" E a distance of 292.41 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to an iron pin set;
12. **S 73 degrees 49'44" E a distance of 149.69 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to the TRUE PLACE OF BEGINNING.

This parcel contains 2.870 acres and is subject to all highways, easements, and restrictions of record.

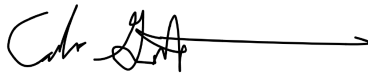
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Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

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

For survey see: Plat Book Vol. 19 Page 5707

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 on October 6, 2025.



Parcel Number: 0200630006



FILE DESCRIPTION

Holmes County Map Office
11/25/2025