



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 26.493 Acres

Being part of Lot 24 of the Third Quarter, Paint Township, T-10 N, R-4 W, Holmes County, Ohio, also known as the lands of Rollie E. Deering , Co-Trustee and John A. Deering, Co-Trustee in O.R. Vol. 291 Page 7138, (PPN 1500074000).

Described as follows:

Commencing at a pipe found marking the northwest corner of lot 24 being the TRUE PLACE OF BEGINNING.

Thence with the following **FOURTEEN (14) COURSES**;

1. **S 87 degrees 18'03" E a distance of 631.77 feet** along the lot line to a 5/8 inch rebar found capped "Baker" marking the southeast corner of Lot 3 of the second quarter;
2. **S 28 degrees 01'50" E a distance of 345.58 feet** along the west line of David E. Miller and Loretta Miller fka Loretta Schlabach (O.R. Vol. 260 Page 3960) to a pipe found;
3. **S 24 degrees 44'43" E a distance of 211.85 feet** along the west line of David E. Miller and Loretta Schlabach (Deed Vol. 276 Page 500) to a 5/8 inch rebar found;
4. **S 55 degrees 43'38" E a distance of 123.41 feet** along the south line of said David E. Miller and Loretta Schlabach to a pipe found;
5. **S 79 degrees 25'47" E a distance of 400.00 feet** along the south line of said David E. Miller and Loretta Schlabach to a point witnessed by a 5/8 inch rebar found N 79 degrees 25'47" W at a distance of 23.40 feet;
6. **S 08 degrees 53'59" W a distance of 28.01 feet** along the centerline of T.R. 662 and along the west line of Emanuel Miller Jr. and Carolyn Miller (O.R. Vol. 260 Page 3964) to a point witnessed by a 5/8 inch rebar found N 79 degrees 54'52" W at a distance of 29.23 feet;
7. **N 79 degrees 54'52" W a distance of 635.00 feet** along the north line of said Emanuel Miller Jr. and Carolyn Miller to a 5/8 inch rebar found capped "Baker";
8. **S 17 degrees 34'11" W a distance of 270.00 feet** along the west line of said Emanuel Miller Jr. and Carolyn Miller to a pipe found;
9. **S 37 degrees 59'46" W a distance of 114.12 feet** along the west line of said Emanuel Miller Jr. and Carolyn Miller to a pipe found;
10. **S 07 degrees 47'30" W a distance of 424.74 feet** along the west line of said Emanuel Miller Jr. and Carolyn Miller to a pipe found;

11. **S 06 degrees 59'31" E a distance of 152.76 feet** along the west line of Eli A. Wengerd and Fannie Mae Wengerd (Deed Vol. 255 Page 488) to a pipe found;
12. **S 02 degrees 12'47" W a distance of 178.43 feet** along the west line of said Eli A. Wengerd and Fannie Mae Wengerd to a 5/8 inch rebar found;
13. **N 87 degrees 54'17" W a distance of 599.65 feet** along the lot line to a 5/8 inch rebar found marking the southwest corner of Lot 24;
14. **N 01 degree 41'25" E a distance of 1663.41 feet** along the lot line to the TRUE PLACE OF BEGINNING.

This parcel contains 26.493 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).

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

For survey see: Holmes County Plat Book Vol. 19 Page 5764

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 May 29, 2025.



PPN: 1500074001



FILE DESCRIPTION
Holmes County Map Office
2/11/2026