



Address: 5434 T.R. 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 6.543 Acres

Being part of Lot 11 of the First Quarter, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Atlee D. Yoder, Katie R. Yoder, and Paul A. Yoder in O.R. Vol. 262 Page 5916, PPN 2600368001 and PPN 2600365001.

Described as follows:

Commencing at a stone found marking the northeast corner of Lot 11, thence **S 01 degree 08'58" W at a distance of 53.25 feet** along the Lot line to a 5/8 inch rebar found capped "Baker", thence **S 85 degrees 15'53" W at a distance of 274.24 feet** along the north line of Dirk Visser and Hannah Visser (O.R Vol. 269 Page 5628) to a 5/8 inch rebar found capped "Baker" being the TRUE PLACE OF BEGINNING.

Thence with the following **EIGHT (8) COURSES;**

1. **S 19 degrees 02'26" E a distance of 183.02 feet** along the west line of said Dirk Visser and Hannah Visser to a 5/8 inch rebar found;
2. **S 88 degrees 45'44" E a distance of 153.83 feet** along the south line of said Dirk Visser and Hannah Visser to an iron pin set;
3. **S 50 degrees 30'36" W a distance of 437.68 feet** through the lands of said Atlee D. Yoder, Katie R. Yoder, and Paul A. Yoder to an iron pin set;
4. **S 49 degrees 50'16" W a distance of 175.92 feet** through the lands of said Atlee D. Yoder, Katie R. Yoder, and Paul A. Yoder to a point in T.R. 419 witnessed by an iron pin set N 49 degrees 50'16" E a distance of 14.00 feet;
5. **N 45 degrees 34'46" W a distance of 322.21 feet** along the centerline of said road and along the north line of EG Yoder Family Farm, LLC (O.R. Vol. 280 Page 5400) to a railroad spike found;
6. **N 49 degrees 09'01" W a distance of 408.30 feet** along the centerline of said road and along the north lines of said EG Yoder Family Farm, LLC and Atlee D. Yoder and Katie R. Yoder (O.R Vol. 10 Page 341) to a point witnessed by a 5/8 inch rebar found N 83 degrees 19'09" E a distance of 38.09 feet;
7. **N 83 degrees 19'09" E a distance of 277.94 feet** along the south line of Trustees of Faith Christian Fellowship (O.R. Vol. 188 Page 1195) to a 5/8 inch rebar found capped "Baker";
8. **N 85 degrees 15'53" E a distance of 523.43 feet** along the south line of Dirk Visser and Hannah Visser (O.R. Vol. 238 Page 2081) to the TRUE PLACE OF BEGINNING.

This parcel contains 6.543 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 in length with plastic identification "Galbraith 8703".

For survey see: Plat Book Vol. 19 Page 5789

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 Feb. 9, 2026.



PPN: 2600365004



FILE DESCRIPTION
Holmes County Map Office
3/20/2026

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