



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

Phone: 330.231.0497

Description: 5.500 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.

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 253.46 feet** along the Lot line 5/8 inch rebar found capped "Baker" passing over a 5/8 inch rebar found capped "Baker" at a distance of 53.25 feet to the TRUE PLACE OF BEGINNING.

Thence with the following **SEVEN (7) COURSES;**

1. **S 01 degree 08'58" W a distance of 853.25 feet** along the Lot line and along the section line to a railroad spike found in T.R. 419 witnessed by a 5/8 inch rebar found capped "Baker" N 01 degree 08'58" E a distance of 33.34 feet;
2. **N 58 degrees 24'34" W a distance of 89.79 feet** along the centerline of said road and along the north line of Dennis C. Yoder and Rosanna R. Yoder (O.R. Vol. 273 Page 4073) to a point;
3. **N 46 degrees 25'11" W a distance of 499.84 feet** along the centerline of said road and along the north line of said Dennis C. Yoder and Rosanna R. Yoder to a 5/8 inch rebar found;
4. **N 45 degrees 34'46" W a distance of 101.25 feet** along the centerline of said road and along the north lines of said Dennis C. Yoder and Rosanna R. Yoder and EG Yoder Family Farm, LLC (O.R. Vol. 280 Page 5400) to a point witnessed by an iron pin set N 49 degrees 50'16" E a distance of 14.00 feet;
5. **N 49 degrees 50'16" E a distance of 175.92 feet** through the lands of said Atlee D. Yoder, Katie R. Yoder, and Paul A. Yoder to an iron pin set;
6. **N 50 degrees 30'36" E 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;
7. **S 88 degrees 45'44" E a distance of 55.80 feet** along the south line of Dirk Visser and Hannah Visser (O.R. Vol. 269 Page 5628) to the TRUE PLACE OF BEGINNING.

This parcel contains 5.500 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: 2600368002



FILE DESCRIPTION
Holmes County Map Office
3/20/2026

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