



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **0.431 Acres**

Being part of the Northwest Quarter of Section 3, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Wayne E. Miller and Iva D. Miller in O.R. Vol. 284 Page 1073, (PPN 2600627000) and the lands of Daniel E. Miller and Esther Miller in O.R. Vol. 154 Page 213, (PPN 2600627001).

Further described as follows;

Commencing at a railroad spike found marking the southwest corner of the northwest quarter of section 3 being TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES**;

1. **N 01 degree 35'25" E a distance of 199.73 feet** along the Berlin Township line to a point;
2. **S 62 degrees 25'09" E a distance of 108.26 feet** through the lands of said Wayne E. Miller and Iva D. Miller to an iron pin set;
3. **S 06 degrees 54'08" E a distance of 152.29 feet** through the lands of said Wayne E. Miller and Iva D. Miller and along the west line of said Wayne E. Miller and Iva D. Miller to a point in T.R. 414 on the quarter section line and in T.R. 414 witnessed by a 5/8 inch rebar found capped "Baker" N 06 degrees 54'08" W a distance of 8.60 feet;
4. **N 89 degrees 12'28" W a distance of 119.81 feet** along the quarter section line and along said road to the TRUE PLACE OF BEGINNING.

This parcel contains 0.431 acres and is subject to all highways, easements, and restrictions of record.

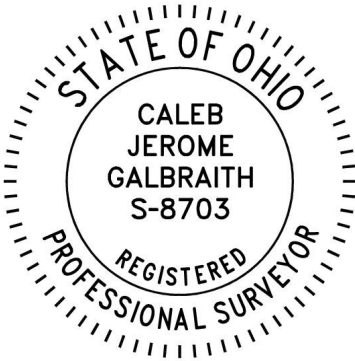
Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

For survey see: Holmes County Plat Book Vol. 19 Page 5698

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
September 15, 2025.

Caleb Galbraith



Parcel Number: 2600627004

FILE DESCRIPTION
Holmes County Map Office
11/13/2025