



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **0.740 Acres**

Being part of the Northwest Quarter of Section 21, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Walnut Valley Storage, Ltd. in O.R. Vol. 221 Page 3368, (PPN 2600995001).

Further described as follows;

Commencing at a point marking the northeast corner of the northwest quarter of section 21, thence **N 89 degrees 21'29" W a distance of 60.29 feet** along the section line to a point, thence **S 51 degrees 42'36" W a distance of 878.92 feet** along the north line of Paul U. Burkholder and Amanda Burkholder (Deed Vol. 212 Page 578 and O.R. Vol. 185 Page 3447) to a point witnessed by a pipe found **N 40 degrees 26'12" W** a distance of 26.30 feet, thence **N 40 degrees 26'12" W a distance of 144.91 feet** along the west line of Marvin R. Wengerd and Miriam Wengerd (O.R. Vol. 212 Page 3174) to an iron pin set being TRUE PLACE OF BEGINNING.

Thence with the following **SIX (6) COURSES**;

- 1. S 51 degrees 42'36" W a distance of 92.00 feet** through the lands of said Walnut Valley Storage, Ltd. to a point witnessed by an iron pin set **N 51 degrees 42'36" E** a distance of 18.60 feet;
- 2. N 41 degrees 16'28" W a distance of 98.12 feet** along the east line of Matthew I. Miller and Laurita L. Miller (O.R. Vol. 280 Page 1593) and along the centerline of C.R. 145 to a point ;
- 3. N 39 degrees 52'49" W a distance of 173.01 feet** along the east lines of said Matthew I. Miller and Laurita L. Miller, The Board of Holmes County Commissioners (O.R. Vol. 97 Page 724), and along the centerline of said road to a point;
- 4. N 38 degrees 02'57" W a distance of 83.98 feet** along the east line of said Board of Holmes County Commissioners and along the centerline of said road to a point;
- 5. N 57 degrees 46'13" E a distance of 89.10 feet** along the south line of Marvin W. Wengerd and Miriam Wengerd (O.R. Vol. 265 Page 581) and along T.R. 421 to a railroad spike found witnessed by a 5/8 inch rebar found **S 40 degrees 26'12"E** a distance of 51.72 feet;
- 6. S 40 degrees 26'12" E a distance of 345.75 feet** along the west lines of said Marvin R. Wengerd and Miriam Wengerd and TOV Environs, LLC (O.R. Vol. 263 Page 1156) to the TRUE PLACE OF BEGINNING.

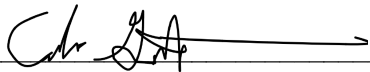
This parcel contains 0.740 acres and is subject to all highways, easements, and restrictions of record.

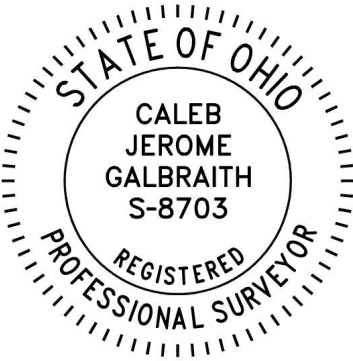
Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

For survey see: Holmes County Plat Book Vol. 19 Page 5694

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 October 3, 2025.





Parcel Number: 2600995005