



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **0.300 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** being TRUE PLACE OF BEGINNING.

Thence with the following **FIVE (5) COURSES**;

1. **S 51 degrees 42'36" W a distance of 87.44 feet** along the north line of said Paul U. Burkholder and Amanda Burkholder to a point in C.R. 145 to a point;
2. **N 43 degrees 03'58" W a distance of 77.86 feet** along the east line of Matthew I. Miller and Laurita L. Miller (O.R. Vol. 280 Page 1593) and along the centerline of said road to a point;
3. **N 41 degrees 16'28" W a distance of 67.31 feet** along the east line of said Matthew I. Miller and Laurita L. Miller and along the centerline of said road to a point;
4. **N 51 degrees 42'36" E a distance of 92.00 feet** through the lands of said Walnut Valley Storage, Ltd. to an iron pin set and passing over an iron pin set at a distance of 18.60 feet;
5. **S 40 degrees 26'12" E a distance of 144.91 feet** along the west line of Marvin R. Wengerd and Miriam Wengerd (O.R. Vol. 212 Page 3174) to the TRUE PLACE OF BEGINNING.

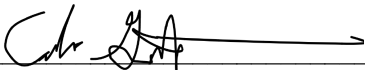
This parcel contains 0.300 acres and is subject to all highways, easements, and restrictions of record.

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: 2600995006

FILE DESCRIPTION
Holmes County Map Office
11/12/2025