



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

**Description: 5.000 Acres**

Being part of the Northwest Quarter of Section 16, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands of Andrew R. Coblentz and Mary Ellen Coblentz in O.R. Vol. 195 Page 478 (PPN 2601287000).

Described as follows:

Commencing at a pipe found marking the southeast corner of the northwest quarter of section 16, thence **N 88 degrees 28'19" W a distance of 735.83 feet** along the quarter section line to an iron pin set being the TRUE PLACE OF BEGINNING.

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

1. **N 88 degrees 28'19" W a distance of 265.24 feet** along the quarter section line to a point witnessed by a 5/8 inch rebar found S 01 degree 17'43" W a distance of 4.10 feet;
2. **N 01 degree 17'43" E a distance of 175.76 feet** along the east line of Michael L. Yoder and Cindy B. Yoder (O.R. Vol. 286 Page 1858) to a 5/8 inch rebar found;
3. **N 88 degrees 45'43" W a distance of 100.88 feet** along the north line of said Michael L. Yoder and Cindy B. Yoder to a 5/8 inch rebar found;
4. **N 02 degrees 26'51" E a distance of 467.85 feet** along the east lines of Walnut Valley School (Amish Parochial School) (O.R. Vol. 13 Page 728) and Jonathon J. Miller and Mabel O. Miller (O.R. Vol. 295 Page 5942) to a point in T.R. 444 and witnessed by a 5/8 inch rebar found S 02 degrees 26'51" W a distance of 24.23 feet ;
5. **S 86 degrees 43'57" E a distance of 197.33 feet** through the lands of said of Andrew R. Coblentz and Mary Ellen Coblentz and along the centerline of said road to a railroad spike found;
6. **S 87 degrees 29'53" E a distance of 172.29 feet** along the south line of John H. Hershberger and Esta M. Hershberger (O.R. Vol. 276 Page 5341) and along said road to a point witnessed by an iron pin set S 02 degrees 26'51" W a distance of 25.39 feet;
7. **S 02 degrees 26'51" W a distance of 634.20 feet** through the lands of said Andrew R. Coblentz and Mary Ellen Coblentz to the TRUE PLACE OF BEGINNING.

This parcel contains 5.000 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: Plat Book Vol. 19 Page 5841

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  
April 15, 2026



PPN: 2601287005



**FILE DESCRIPTION**  
Holmes County Map Office  
6/4/2026

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