



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 8.857 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 28.01 feet** along the quarter section line to a 5/8 inch rebar found being the TRUE PLACE OF BEGINNING.

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

1. **N 88 degrees 28'19" W a distance of 707.82 feet** along the quarter section line to an iron pin set;
2. **N 02 degrees 26'51" E a distance of 634.20 feet** through the lands of said of Andrew R. Coblentz and Mary Ellen Coblentz to a point in T.R. 444 witnessed by an iron pin set **S 02 degrees 26'51" W a distance of 25.39 feet**;
3. **S 87 degrees 29'53" E a distance of 506.71 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 railroad spike found;
4. **S 87 degrees 21'50" E a distance of 12.08 feet** through the lands of said of Andrew R. Coblentz and Mary Ellen Coblentz and along the centerline of said road to a point witnessed by a 5/8 inch rebar found **S 14 degrees 26'26" E a distance of 26.00 feet**;
5. **S 14 degrees 26'26" E a distance of 650.37 feet** along the west lines of Julia M. Troyer (O.R. Vol. 113 Page 312) and John Christian Chupp and Rhoda A. Chupp (O.R. Vol. 284 Page 5817) to the TRUE PLACE OF BEGINNING.

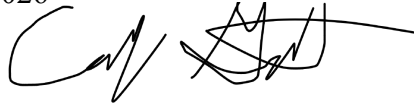
This parcel contains 8.857 acres and is subject to all highways, easements, and restrictions of record.

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: 2601287006



FILE DESCRIPTION
Holmes County Map Office
6/4/2026

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