



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **0.527 Acres** **“to go to adjoiner”**

Being part of Lot 25 and Lot 26 of the Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Wayne J. Beachy, trustee of the Wayne J. Beachy Revocable Trust and Wayne J. Beachy, Successor trustee of the Amanda Beachy Revocable Trust in O.R. Vol. 161 Page 333 and O.R. Vol. 280 Page 4851, PPN 0100035014.

Described as follows:

Commencing at a point marking the southeast corner of Lot 25, thence **N 01 degree 02'17" E a distance of 6.73 feet** along the Lot line to a point, thence **N 54 degrees 12'57" W a distance of 291.45 feet** along the south line of Troyer Land Ltd. (O.R. Vol. 189 Page 490) and along S.R. 39 to a point, thence **N 54 degrees 12'48" W a distance of 247.54 feet** along the south line of said Troyer Land Ltd. and along said road to a point, thence **N 56 degrees 00'51" W a distance of 113.55 feet** the along south line of said Troyer Land Ltd. and along said road to a point, thence **N 55 degrees 58'09" W a distance of 196.24 feet** along the north lines of James W. Beachy and Kathy Beachy (O.R. Vol. 290 Page 4856), Brian D. Wengerd and Angela D. Wengerd (O.R. Vol. 290 Page 4860) and along said road to a point, thence **S 47 degrees 39'39" W a distance of 194.09 feet** along the west line of said Brian D. Wengerd and Angela D. Wengerd to a 5/8 inch rebar found capped “Baker” and passing over a 5/8 inch rebar found capped “Baker” at a distance of 46.81 feet, thence **N 48 degrees 28'46" W a distance of 59.90 feet** along the north line of said Brian D. Wengerd and Angela D. Wengerd to a 5/8 inch rebar found, thence **S 47 degrees 39'39" W a distance of 686.55 feet** passing into Lot 26 and along the west line of said Brian D. Wengerd and Angela D. Wengerd to an iron pin set being the TRUE PLACE OF BEGINNING;

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

1. **S 47 degrees 39'39" W a distance of 44.92 feet** along the west line of said Brian D. Wengerd and Angela D. Wengerd to a 5/8 inch rebar found capped “Baker”;
2. **N 48 degrees 28'43" W a distance of 45.58 feet** along the north line of said Brian D. Wengerd and Angela D. Wengerd to a 5/8 inch rebar found;
3. **S 39 degrees 54'57" W a distance of 234.16 feet** along the west line of said Brian D. Wengerd and Angela D. Wengerd to a stone found;
4. **N 12 degrees 18'10" E a distance of 321.26 feet** passing into Lot 25 through the lands of said Wayne J. Beachy, trustee of the Wayne J. Beachy Revocable Trust and Wayne J. Beachy, Successor trustee of the Amanda Beachy Revocable Trust to an iron pin set;
5. **S 48 degrees 00'27" E a distance of 200.65 feet** passing in to Lot 26 through the lands of said Wayne J. Beachy, trustee of the Wayne J. Beachy Revocable Trust and Wayne J. Beachy, Successor trustee of the Amanda Beachy Revocable Trust to the TRUE PLACE OF BEGINNING.

This parcel contains 0.527 acres and is subject to all highways, easements, and restrictions of record. Containing 0.030 acres in Lot 25 and 0.497 acres in Lot 26.

“To go to adjoiner”

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

See Holmes County Plat Book 19, page 5923 for survey.

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 July 2, 2026.



Parcel Number: 0100035016

