



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.204 Acres “To go to adjoiner”

Being part of the Northwest Quarter of Section 23, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Elizabeth J. Yoder, Trustee in O.R. Vol. 292 Page 7103 (PPN 0101428000).

Described as follows:

Commencing at point marking the northwest corner of the northwest quarter of section 23, thence **S 89 degrees 45'14" E a distance of 671.84 feet** along the section line to a point, thence **S 00 degrees 20'44" W a distance of 1242.21 feet** along the west line of said Elizabeth J. Yoder, Trustee to a point in T.R. 309, thence **S 76 degrees 17'32" E a distance of 116.57 feet** along the centerline of said road to a point, thence **N 85 degrees 03'23" E a distance of 125.04 feet** along the west line of Philip D. Beachy (O.R. Vol. 261 Page 3055) to a point, thence **N 36 degrees 11'29" E a distance of 77.00 feet** along the west line of said Philip D. Beachy to a point, thence **N 48 degrees 34'04" E a distance of 159.31 feet** along the west line of said Philip D. Beachy to a point, thence **N 76 degrees 17'30" E a distance of 35.37 feet** along the west line of said Philip D. Beachy to a point witnessed by a 5/8 inch rebar found capped “Baker” N 60 degrees 35'54" E a distance of 27.13 feet being the TRUE PLACE OF BEGINNING.

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

1. **N 51 degrees 03'02" E a distance of 170.86 feet** through the lands of said Elizabeth J. Yoder, Trustee to an iron pin set;
2. **S 57 degrees 41'42" E a distance of 88.78 feet** through the lands of said Elizabeth J. Yoder, Trustee to an iron pin set;
3. **S 20 degrees 52'51" W a distance of 294.38 feet** through the lands of said Elizabeth J. Yoder, Trustee to a 5/8 inch rebar found capped “Baker”;
4. **N 14 degrees 40'09" E a distance of 192.63 feet** along the east line of said Philip D. Beachy to a 5/8 inch rebar found;
5. **N 13 degrees 23'03" E a distance of 81.08 feet** along the east line of said Philip D. Beachy to a 5/8 inch rebar found capped “Baker”;
6. **N 75 degrees 03'51" W a distance of 57.28 feet** along the north line of said Philip D. Beachy to a 5/8 inch rebar found capped “Baker”;
7. **S 60 degrees 35'54" W a distance of 132.23 feet** along the west line of said Philip D. Beachy to the TRUE PLACE OF BEGINNING.

This parcel contains 0.204 acres and is subject to all highways, easements, and restrictions of record.

To go to adjoiner.

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

All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked “Galbraith 8703”.

For survey see: Holmes County Plat Book Vol. 19 Page 5879

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 June 12, 2026.



Parcel Number: 0101428002



FILE DESCRIPTION
Holmes County Map Office
7/27/2026