



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 11.295 Acres

Being part of Lot 3 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Eagle Property Holdings, LLC in O.R. Vol. 295 Page 1447 (PPN 0100051001) and the lands of James D. Anderson and Amy Anderson in O.R. Vol. 295 Page 744 (PPN 0100051002).

Described as follows:

Commencing at a railroad spike found marking the southwest corner of Lot 3, thence **S 88 degrees 56'01" E a distance of 379.43 feet** along the Lot line and the centerline of C.R. 207 to a point witnessed a 5/8 inch rebar found capped "Galbraith" N 00 degrees 05'33" E a distance of 30.24 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **SIX (6) COURSES**;

1. **N 00 degrees 05'33" E a distance of 688.00 feet** along the east line of 44 Holdings Company A Pennsylvania Limited Liability Company (O.R. Vol. 295 Page 2060) and extending through the lands of said Eagle Property Holdings, LLC to an iron pin set;
2. **N 80 degrees 34'02" E a distance of 266.13 feet** through the lands of said Eagle Property Holdings, LLC to an iron pin set;
3. **N 05 degrees 42'54" W a distance of 344.66 feet** through the lands of said Eagle Property Holdings, LLC to an iron pin set;
4. **S 89 degrees 25'55" E a distance of 311.76 feet** along the south line of Martha Mitten Allen aka Martha M. Allen (O.R. Vol. 294 Page 7185) to a 5/8 inch rebar found capped "Galbraith";
5. **S 00 degrees 05'33" W a distance of 1081.52 feet** along the west lines of Lot 2 of Berlin Township Subdivision No. 21 (Plat Vol. 19 Page 5766) of Andrew H. Miller and Ada R. Miller (O.R. Vol. 295 Page 1339) and Higher Cause LLC (O.R. Vol. 295 Page 1049) to a point in said road witnessed by a 5/8 inch rebar found capped "Galbraith" N 00 degrees 05'33" E a distance of 25.63 feet;
6. **N 88 degrees 56'01" W a distance of 539.42 feet** along the Lot line and the centerline of said to road to the TRUE PLACE OF BEGINNING.

This parcel contains 11.295 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 5855

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
May 11, 2026.



Parcel Number: 0100051005



FILE DESCRIPTION
Holmes County Map Office
6/22/2026

2 of 2