



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 3.543 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).

Described as follows:

Commencing at a railroad spike found marking the southwest corner of Lot 3, thence **N 00 degrees 14'52" W a distance of 702.95 feet** along the Lot line and the centerline of C.R. 207 to a point witnessed by an iron pin set S 54 degrees 52'23" E a distance of 39.58 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **EIGHT (8) COURSES**;

1. **N 00 degrees 14'52" W a distance of 370.65 feet** along the Lot line and the centerline of said road to a point;
2. **S 89 degrees 25'55" E a distance of 385.76 feet** along the south line of Martha Mitten Allen aka Martha M. Allen (O.R. Vol. 294 Page 7185) to an iron pin set and passing over a 5/8 inch rebar found capped "Galbraith" at a distance of 33.11 feet;
3. **S 00 degrees 05'33" W a distance of 338.82 feet** through the lands of said Eagle Property Holdings, LLC to an iron pin set;
4. **N 89 degrees 54'27" W a distance of 50.00 feet** through the lands of said Eagle Property Holdings, LLC to an iron pin set;
5. **S 00 degrees 05'33" W a distance of 60.57 feet** through the lands of said Eagle Property Holdings, LLC to an iron pin set;
6. **S 80 degrees 42'03" W a distance of 110.98 feet** through the lands of said Eagle Property Holdings, LLC to an iron pin set;
7. **N 89 degrees 25'55" W a distance of 154.49 feet** through the lands of said Eagle Property Holdings, LLC to an iron pin set;
8. **N 54 degrees 52'23" W a distance of 84.96 feet** through the lands of said Eagle Property Holdings, LLC to the TRUE PLACE OF BEGINNING.

This parcel contains 3.543 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: 0100051006



FILE DESCRIPTION
Holmes County Map Office
6/22/2026

2 of 2