



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: Berlin Township Subdivision No. 19

Lot 1

Being Lot 1 of Berlin Township Subdivision No. 19 recorded in Plat Book
19 Page 5736, of the Holmes County Plat Records.

Lot 1 contains 2.531 acres.

Berlin Township Subdivision No.19 is situated in the Southeast and Southwest Quarter's of Section 4 and the Northeast and Northwest Quarter's of Section 7, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1 has access by a 50 foot common access easement for ingress, egress and general utilities described as follows,

Being part of the Southwest and Southeast Quarter's of Section 4 and the Northwest Quarter of Section 7, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Mahlon A. Miller and Ada Miller in O.R. Vol. 88 Page 782, (PPN 0100174001 and PPN 0100174003) and part of the lands of Nelson J. Weaver and Sarah Weaver in O.R. Vol. 207 Page 417, (PPN 0100740005).

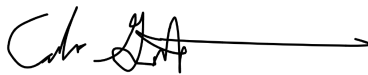
Further Described as follows:

Commencing at an iron pin set marking the northeast corner of the northwest quarter of section 7, thence **N 89 degrees 30'15" W a distance of 794.64 feet** to a point in U.S. 62 witnessed by a 5/8 inch rebar found capped "Shamp" S 89 degrees 30'15" E a distance of 8.46 feet, thence N 32 degrees 48'02" E a distance of 29.59 feet along said road and the east line of ANY Land Company, LLC (O.R. Vol. 278 Page 5986) to a point being the TRUE PLACE OF BEGINNING;

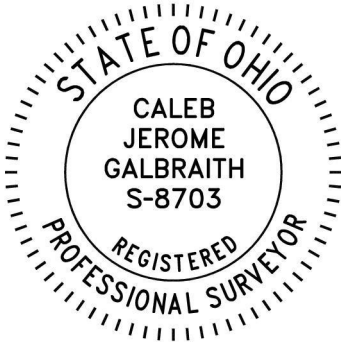
Thence with the following **FOUR (4) COURSES** along the centerline of said 50 foot easement;

1. **S 89 degrees 30'15" E a distance of 377.47 feet** through the lands of said Mahlon A. Miller and Ada Miller to a point;
2. **S 68 degrees 30'23" E a distance of 55.85 feet** through the lands of said Mahlon A. Miller and Ada Miller and Nelson J. Weaver Sarah Weaver to a point;
3. **S 89 degrees 30'15" E a distance of 373.93 feet** through the lands of said Mahlon A. Miller and Ada Miller and Nelson J. Weaver Sarah Weaver to a point;
4. **S 00 degrees 38'46" W a distance of 5.06 feet** through the lands of said Mahlon A. Miller to a point and THERE ENDS.

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 July 29, 2025.



PPN: 0100174004



FILE DESCRIPTION
Holmes County Map Office
1/9/2026