



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.500 Acres

Being part of Lot 29 of the Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known part of the lands of Joshua E. Mullet and Jacqueline E. Mullet in O.R. Vol. 254 Page 1839 (Part of PPN 0100347002).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 29, thence **N 89 degrees 00'23" W a distance of 557.01 feet** along the lot line to a 5/8 inch rebar found capped "Baker", thence **N 01 degree 05'49" E a distance of 405.23 feet** along the east line of Paul Daniel Frey and Naomi S. Frey (O.R. Vol. 282 Page 359) to a 5/8 inch rebar found capped "Baker", thence **N 01 degree 05'49" E a distance of 383.04 feet** along the west line of Leon E. Beachy, co-trustee and Clara E. Beachy, co-trustee (O.R. Vol. 255 Page 3233) to an iron pin set being the TRUE PLACE OF BEGINNING.

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

1. **N 79 degrees 50'06" W a distance of 196.51 feet** through the lands of said Joshua E. Mullet and Jacqueline E. Mullet to an iron pin set;
2. **N 31 degrees 44'30" W a distance of 181.41 feet** through the lands of said Joshua E. Mullet and Jacqueline E. Mullet to a point witnessed by an iron pin set N 13 degrees 59'01" W at a distance of 18.09 feet;
3. **N 13 degrees 59'01" W a distance of 103.42 feet** through the lands of said Joshua E. Mullet and Jacqueline E. Mullet to a point witnessed by an iron pin set S 13 degrees 59'01" E at a distance of 4.55 feet;
4. **S 82 degrees 59'07" E a distance of 321.05 feet** along the south line of Delbert C. Miller and Leah J. Miller (O.R. Vol. 74 Page 102) and along T.R. 368 to a point witnessed by a 5/8 inch rebar found capped "Baker" S 01 degree 05'49" W a distance of 13.82 feet;
5. **S 01 degree 05'49" W a distance of 250.16 feet** along the west line of said Leon E. Beachy, co-trustee and Clara E. Beachy, co-trustee to the TRUE PLACE OF BEGINNING.

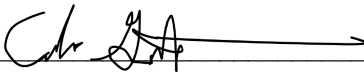
This parcel contains 1.500 acres and is subject to all highways, easements, and restrictions of record.

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

For survey: see Plat Vol. 19, Page 5588.

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 9, 2025.



PPN: 0100347004



FILE DESCRIPTION
Holmes County Map Office
7/1/2025