



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **2.384 Acres**

Being part of the Northeast Quarter of Section 4, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Wayne E. Miller and Iva D. Miller in O.R. Vol. 284 Page 1073, (PPN 0100498000) and the lands of Daniel E. Miller and Esther Miller in O.R. Vol. 154 Page 213, (PPN 0100498001).

Further described as follows;

Commencing at a railroad spike found marking the southeast corner of the northeast quarter of section 4 being TRUE PLACE OF BEGINNING.

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

1. **N 88 degrees 52'47" W a distance of 375.95 feet** along the quarter section line and along T.R. 414 to a point;
2. **N 01 degree 33'16" E a distance of 263.85 feet** along the east line of said Wayne E. Miller and Iva D. Miller to a 5/8 inch rebar found capped "Baker" and passing over a 5/8 inch rebar found capped "Baker" at a distance of 10.61 feet;
3. **N 56 degrees 38'22" E a distance of 125.79 feet** along the south line of said Wayne E. Miller and Iva D. Miller and extending through the lands of said Wayne E. Miller and Iva D. Miller to an iron pin set;
4. **S 62 degrees 25'09" E a distance of 303.72 feet** through the lands of said Wayne E. Miller and Iva D. Miller to a point on the Walnut Creek Township line;
5. **S 01 degree 35'25" W a distance of 199.73 feet** along the Walnut Creek Township line to the TRUE PLACE OF BEGINNING.

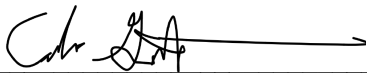
This parcel contains 2.384 acres and is subject to all highways, easements, and restrictions of record..

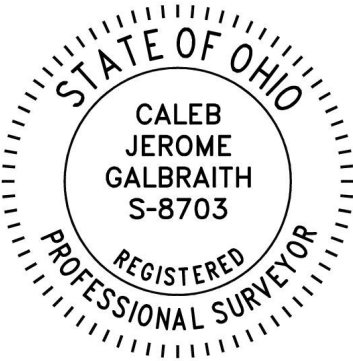
Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

For survey see: Holmes County Plat Book Vol. 79 Page 5698

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
September 15, 2025.





Parcel Number: 0100498004

FILE DESCRIPTION
Holmes County Map Office
11/13/2025