



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

**Description: 0.483 Acres**

Being part of Lot 21 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as the lands of Timothy Miller in Deed Vol. 216 Page 471, O.R. Vol. 292 Page 4481 (PPN 0100509000).

Described as follows:

Commencing at a point marking the southwest corner of Lot 21, thence **N 00 degrees 26'08" E a distance of 86.38 feet** along the lot line to a point, thence **with a curve turning to the left with a delta angle of 04 degrees 39'34"**, with an arc length of **465.94 feet, with a radius of 5729.58 feet, with a chord bearing of N 56 degrees 08'08" E, with a chord length of 465.81 feet** along the south line of Lot 1 of Berlin West Subdivision (Plat Vol. 17 Page 196) of Johannes Schlabach (O.R. Vol. 291 Page 3393) and along the centerline of U.S. 62 and S.R. 39 to a point, thence **N 58 degrees 27'45" E a distance of 502.50 feet** along the south line of said Lot 1 of Berlin West Subdivision of said Johannes Schlabach and along the centerline of said road to a point, thence **N 31 degrees 32'15" W a distance of 61.62 feet** along the east line of said Lot 1 of Berlin West Subdivision of said Johannes Schlabach to a point, thence **N 17 degrees 01'52" W a distance of 27.22 feet** along the east line of said Lot 1 of Berlin West Subdivision of said Johannes Schlabach to a 5/8 inch rebar found, thence **N 20 degrees 04'32" W a distance of 95.40 feet** along the east line of said Lot 1 of Berlin West Subdivision of said Johannes Schlabach to a point marking the northeast corner of said Lot 1 of Berlin West Subdivision, thence **S 60 degrees 59'59" W a distance of 143.23 feet** along the north line of said Lot 1 of Berlin West Subdivision of said Johannes Schlabach to a railroad spike set being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES**;

1. **S 60 degrees 59'59" W a distance of 162.00 feet** along the north line of said Lot 1 of Berlin West Subdivision of said Johannes Schlabach to an iron pin set;
2. **N 25 degrees 43'06" W a distance of 140.73 feet** along the east line of JDM Rentals, LLC (O.R. Vol. 263 Page 3340) to a pipe found;
3. **N 66 degrees 41'28" E a distance of 154.86 feet** along the south line of Homes Custom Properties, LLC (O.R. Vol. 279 Page 1574) to a pipe found;
4. **S 28 degrees 55'48" E a distance of 125.14 feet** along the west line of Alvin E. Mast and Esther R. Mast (O.R. Vol. 207 Page 2780) to the TRUE PLACE OF BEGINNING.

This parcel contains 0.483 acres and is subject to all highways, easements, and restrictions of record.

Subject to an access easement in O.R. Vol. 292 Page 4481 and Plat Vol. 4 page 113.

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

For survey see: Holmes County Plat Book Vol. 19 Page 5828

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.  
Feb. 27, 2026.



---

Parcel Number: 0100509001



**FILE DESCRIPTION**  
Holmes County Map Office  
5/8/2026

2 of 2