



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: Berlin Township Subdivision No. 21

Lot 1

Being Lot 1 of Berlin Township Subdivision No. 21 recorded in Plat Book
19 Page 5766, of the Holmes County Plat Records.

Lot 1 contains 6.716 acres.

Berlin Township Subdivision No. 21 is situated in Lot 3 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio.

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

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

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 Martha M. Allen in Deed Vol. 210 Page 647 and O.R. Vol. 185 Page 910, (PPN 0100526000).

Further Described as follows:

Commencing at a railroad spike found marking the southeast corner of Lot 3, thence **N 88 degrees 56'01" W a distance of 1141.08** feet along the Lot line and the centerline of C.R. 207 to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **TWO (2) COURSES** along the centerline of said 50 foot easement;

1. **N 00 degrees 05'33" E a distance of 643.11 feet** through the lands of said Martha M. Allen to a point;
2. **N 89 degrees 54'27" W a distance of 25.00 feet** through the lands of said Martha M. Allen to a point and THERE ENDS.

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 November 19, 2025.

Caleb Galbraith

Parcel Number: 0100527002



FILE DESCRIPTION
Holmes County Map Office
2/12/2026