



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.875 Acres

Being part of Lot 29 of the Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of E&N Land Holdings, LLC in O.R. Vol. 282 Page 4225, O.R. Vol. 282 Page 6028 (PPN 0101343000, PPN 0100309004).

Further described as follows;

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 29, thence **S 88 degrees 59'04" E a distance of 571.44 feet** along the Lot Line to a 5/8 inch rebar found, thence **N 00 degrees 52'38" E a distance of 499.36 feet** along the east lines of Lot 2 of Stony Hill Subdivision (Plat Vol. 19 Page 4928) of Dennis R. Yoder and Esther R. Yoder (O.R. Vol. 284 Page 4067) and Marion J. Troyer and Saloma Troyer (O.R. Vol. 280 Page 7159) to a 5/8 inch rebar found, thence **N 00 degrees 54'52" E a distance of 580.05 feet** along the east line of said Marion J. Troyer and Saloma Troyer to a 5/8 inch rebar found being the TRUE PLACE OF BEGINNING.

Thence with the following **NINE (9) COURSES**;

1. **N 87 degrees 41'23" W a distance of 149.55 feet** along the north line of said Marion J. Troyer and Saloma Troyer to a 5/8 inch rebar found;
2. **N 04 degrees 19'07" E a distance of 145.00 feet** along the east line of said Marion J. Troyer and Saloma Troyer to a 5/8 inch rebar found capped "Baker";
3. **N 08 degrees 05'12" E a distance of 224.19 feet** along the east line of Jonathan R. Yoder, co-trustee and Naomi H. Yoder, co-trustee (O.R. Vol. 280 Page 3894) to a point in Township Road 367 witnessed by a 5/8 inch rebar found capped "Baker" **S 08 degrees 05'12" W** at a distance of 12.58 feet;
4. **N 77 degrees 18'31" E a distance of 49.99 feet** along the centerline of said road and along the south line of Andy M. Miller and Martha Miller (O.R. Vol. 177 Page 1133) to a point;
5. **S 65 degrees 28'13" E a distance of 54.05 feet** along the centerline of Township Road 368 and along the south line of said Andy M. Miller and Martha Miller to a point;
6. **S 67 degrees 52'22" E a distance of 146.36 feet** along the centerline of said road and along the south line of said Andy M. Miller and Martha Miller to a point witnessed by a 5/8 inch rebar found capped "Galbraith" **S 10 degrees 55'34" W** at a distance of 18.24 feet;
7. **S 10 degrees 55'34" W a distance of 225.64 feet** along the west line of said Andy M. Miller and Martha Miller to a point witnessed by a 5/8 inch rebar found **N 04 degrees 59'13" W** at a distance of 4.73 feet;

8. **S 10 degrees 55'34" W a distance of 88.74 feet** through the lands of said E&N Land Holdings, LLC to a point witnessed by an iron pin set N 10 degrees 55'34" E at a distance of 7.90 feet;
9. **N 87 degrees 41'23" W a distance of 67.01 feet** along the north line of said E&N Land Holdings, LLC (PPN 0101345000) to the TRUE PLACE OF BEGINNING.

This parcel contains 1.875 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).

All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Plat Book Vol. 19 Page 5780

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 Jan. 12, 2026.



PPN: 0101343001



FILE DESCRIPTION
Holmes County Map Office
3/10/2026

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