



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 4.666 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 (PPN 0101345000, 0101346001, 0101343000 and part of the lands of Andy M. Miller and Martha Miller in O.R. Vol. 177 Page 1133 (PPN 0100309000).

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** 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 being the TRUE PLACE OF BEGINNING.

Thence with the following **FOURTEEN (14) COURSES**;

1. **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;
2. **S 87 degrees 41'23" E a distance of 67.01 feet** along the north line 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;
3. **N 10 degrees 55'34" E a distance of 88.74 feet** through the lands of said E&N Land Holdings, LLC to a point witnessed by a 5/8 inch rebar found **N 04 degrees 59'13" W** at a distance of 4.73 feet;
4. **N 10 degrees 55'34" E a distance of 225.64 feet** along the west line of Andy M. Miller and Martha Miller (O.R. Vol. 177 Page 1133) to a point in Township Road 368 witnessed by a 5/8 inch rebar found capped "Galbraith" **S 10 degrees 55'34" W** at a distance of 18.24 feet;
5. **S 67 degrees 52'22" E a distance of 50.97 feet** along the centerline of said road and through the lands of said Andy M. Miller and Martha Miller to a point witnessed by an iron pin set **S 10 degrees 55'34" W** at a distance of 18.36 feet;
6. **S 10 degrees 55'34" W a distance of 216.39 feet** through the lands of said Andy M. Miller and Martha Miller to a point witnessed by an iron pin set **N 10 degrees 55'34" E** at a distance of 3.67 feet;
7. **S 78 degrees 19'33" E a distance of 406.14 feet** along the south line of said Andy M. Miller and Martha Miller to a point;
8. **N 83 degrees 33'34" E a distance of 42.30 feet** along the south line of said Andy M. Miller and Martha Miller to a point;

9. **S 74 degrees 55'19" E a distance of 90.33 feet** along the south line of said Andy M. Miller and Martha Miller to a point;
10. **N 87 degrees 41'23" W a distance of 88.83 feet** along the north line of Dennis Ray Frey, David D. Miller, and SuAnn Miller (O.R. Vol. 289 Page 1350) passing over a 5/8 inch rebar found at a distance of 34.09 feet to a 5/8 inch rebar found capped "Baker";
11. **S 00 degrees 50'10" W a distance of 190.48 feet** along the west line of said Dennis Ray Frey, David D. Miller, and SuAnn Miller to a 5/8 inch rebar found;
12. **N 87 degrees 41'23" W a distance of 422.02 feet** along the north line of said Dennis Ray Frey, David D. Miller, and SuAnn Miller to a 5/8 inch rebar found;
13. **S 00 degrees 50'10" W a distance of 389.92 feet** along the west line of said Dennis Ray Frey, David D. Miller, and SuAnn Miller to a 5/8 inch rebar found;
14. **N 87 degrees 33'48" W a distance of 150.22 feet** along the north line of said Dennis Ray Frey, David D. Miller, and SuAnn Miller to the TRUE PLACE OF BEGINNING.

This parcel contains 4.666 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. on Jan. 12, 2026.



PPN: 0101345001



FILE DESCRIPTION
Holmes County Map Office
3/10/2026

2 of 2