



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 109.035 Acres

Being part of the Northwest and Northeast Quarters of Section 20 and part of the Northwest Quarter of Section 21, T-19 N, R-15 W, Knox Township, Holmes County, Ohio, also known as being part of the lands of Douglas J. Gerber, Successor Trustee in O.R. Vol. 258 Page 6881 and O.R. Vol. 281 Page 540, PPN 1000083000, PPN 1000614000, PPN 1000615000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the northwest quarter of section 21 being the TRUE PLACE OF BEGINNING;

Thence with the Following **NINETEEN (19) COURSES;**

1. **N 89 degrees 37'56" E a distance of 769.78 feet** along the section line to a pipe found;
2. **S 00 degrees 07'51" E a distance of 1328.64 feet** along the west line of Thomas A. Corbo and Patricia Corbo (Deed Vol. 245 Page 306) to a pipe found;
3. **N 89 degrees 55'15" W a distance of 757.04 feet** along the north line John T. Charvat (O.R. Vol. 175 Page 2654) to a 5/8 inch rebar found on the section line;
4. **S 86 degrees 58'22" W a distance of 1330.87 feet** along the north line of said John T. Charvat to an iron pin set and passing into the northeast quarter of section 20;
5. **S 00 degrees 13'42" E a distance of 1389.76 feet** along the west line of said John T. Charvat to a 5/8 inch rebar found;
6. **S 86 degrees 35'34" W a distance of 474.07 feet** along the north line of said John T. Charvat to a point in the Mohican River witnessed by a 5/8 inch rebar found N 86 degrees 35' 34" E a distance of 120.00 feet;
7. **N 25 degrees 41'41" E a distance of 204.71 feet** along the centerline of said river to a point witnessed by a 5/8 inch rebar found N 89 degrees 42'29" E a distance of 99.95 feet;
8. **N 18 degrees 42'35" E a distance of 532.45 feet** along the centerline of said river to a point witnessed by a 5/8 inch rebar found N 89 degrees 41'12" E a distance of 64.90 feet;
9. **N 07 degrees 27'47" E a distance of 439.99 feet** along the centerline of said river to a point witnessed by a 5/8 inch rebar found S 89 degrees 58'18" E a distance of 75.01 feet;

10. **N 01 degree 01'43" W a distance of 713.38 feet** along the centerline of said river to a point witnessed by a 5/8 inch rebar found N 59 degrees 57'20" E a distance of 89.85 feet;
11. **N 70 degrees 01'34" W a distance of 421.12 feet** along the centerline of said river to a point;
12. **N 37 degrees 03'10" E a distance of 60.00 feet** in said river to a point witnessed by a 5/8 inch rebar found N 02 degrees 59'43" E a distance of 12.00 feet;
13. **S 89 degrees 07'28" W a distance of 761.36 feet** along said river to a point;
14. **S 82 degrees 39'52" W a distance of 677.18 feet** along said river to a point witnessed by a pipe found N 53 degrees 40'14" E a distance of 49.78 feet;
15. **N 22 degrees 36'08" W a distance of 289.19 feet** along the east line of William T. Francis and Mary L. Francis (O.R. Vol. 289 Page 2427) and along the Lake Fork of the Mohican River to a point witnessed by a pipe found N 68 degrees 35' 38" E a distance of 47.03 feet;
16. **N 09 degrees 03'44" W a distance of 360.13 feet** along the east line of said William T. Francis and Mary L. Francis and along said river to a point witnessed by an iron pin set N 64 degrees 03' 43" E a distance of 46.00 feet;
17. **N 03 degrees 12'58" W a distance of 110.32 feet** along the east line of said William T. Francis and Mary L. Francis and along said river to a point on the section line;
18. **N 86 degrees 30'35" E a distance of 800.40 feet** along the section line and the Washington Township line to a stone found;
19. **N 87 degrees 53'25" E a distance of 2646.53 feet** along the section line, the Washington Township line, and along the south line of Grand Adventure, LLC (O.R. Vol. 288 Page 929) to the TRUE PLACE OF BEGINNING.

This parcel contains 109.035 acres and is subject to all highways, easements, and restrictions of record. Containing 85.802 acres Section 20 and 23.233 acres in Section 21.

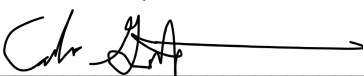
Subject to an existing easement in Deed Vol. 220 Page 843 and Deed Vol. 221 Page 435.

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

All iron pins set are 5/8 inch rebars with plastic identification cap marked "Galbraith 8703".

See Holmes County Plat Book 2, page 676 for survey.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 March 1, 2024, revised Jan. 19, 2026.



PPN: 1000083001

FILE DESCRIPTION
Holmes County Map Office
4/22/2026

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