



**Address:** 6051 TR 257, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: 51.262 Acres**

Being part of the Second Quarter, Lot 16 and Lot 25, T-9 N, R-8 W, Southwest Quarter of Section 21, T-17 N, R-14 W, Monroe Township, Holmes County, Ohio, also known as the lands of Blair A. Bower and Christine E. Bower in O.R. Vol. 247 Page 5361, PPN 1400038000.

Described as follows:

Commencing at a railroad spike found marking the northeast corner of Lot 17 in the centerline of T.R. 257 witnessed by a 5/8 inch rebar found capped "Galbraith" S 87 degrees 47'16" E a distance of 16.27 feet being the TRUE PLACE OF BEGINNING.

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

1. **N 87 degrees 43'23" W a distance of 1661.50 feet** along the Lot Line to a 5/8 inch rebar found and passing over a 5/8 inch rebar found capped "Galbraith" at a distance of 25.62 feet;
2. **N 03 degrees 10'46" E a distance of 1391.52 feet** crossing into the southwest quarter of section 21 and along the east line of Adam P. Campbell and Linda S. Campbell (O.R. Vol. 279 Page 3231) to a point in S.R. 39 & 60 witnessed by a 5/8 inch rebar found S 03 degrees 10'46" W at a distance of 77.65 feet;
3. **S 69 degrees 30'03" E a distance of 158.55 feet** along the south line of Robert D. Hershberger and Clara Hershberger (O.R. Vol. 263 Page 2663) and along the centerline of said road to a point on the lot line;
4. **S 60 degrees 32'36" E a distance of 598.01 feet** passing through Lot 25 and into Lot 16 and along the south line of Owens Fortune, LLC (O.R. Vol. 270 Page 3107), and Karen J. Bright (O.R. Vol. 189 Page 3015), and Thomas W. Bright and Tara J. Bright (O.R. Vol. 255 Page 2845), and Regan and Darla Miller (O.R. Vol. 274 Page 3232), and along the centerline of said road to a point;
5. **S 59 degrees 34'29" E a distance of 443.83 feet** along the south line of Regan Miller and Darla Miller (O.R. Vol. 184 Page 3398) and along the centerline of said road to a point;
6. **S 60 degrees 20'24" E a distance of 102.78 feet** along the south line of said Regan Miller and Darla Miller and along the centerline of said road to a point;
7. **S 61 degrees 57'13" E a distance of 99.26** along the south line of said Regan Miller and Darla Miller and along the centerline of said road to a point;
8. **S 63 degrees 48'20" E a distance of 99.52 feet** along the south line of said Regan Miller and Darla Miller and along the centerline of said road to a point;

9. **S 66 degrees 26'40" E a distance of 125.56 feet** along the south line of said Regan Miller and Darla Miller and along the centerline of said road to a point;
10. **S 69 degrees 28'31" E a distance of 247.70 feet** along the south line of said Regan Miller and Darla Miller and along the centerline of said road to a point;
11. **S 71 degrees 32'37" E a distance of 338.93 feet** along the south line of said Regan Miller and Darla Miller and along the centerline of said road to a point;
12. **S 72 degrees 52'52" E a distance of 973.56 feet** along the south line of said Regan Miller and Darla Miller and along the centerline of said road to a point;
13. **S 01 degree 38'42" W a distance of 260.02 feet** along the west line of John Dean Slates and Carol Ann Slates (O.R. Vol. 208 Page 314) to a 5/8 inch rebar found capped "Galbraith" passing over an 5/8 inch rebar found capped "Galbraith" at a distance of 42.35 feet;
14. **N 87 degrees 47'16" W a distance of 1327.65 feet** along the Lot Line to the TRUE PLACE OF BEGINNING.

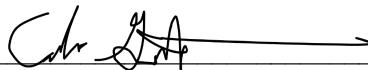
This parcel contains 51.262 acres and is subject to all highways, easements, and restrictions of record. Containing 32.173 acres in Lot 16, 18.953 acres in Lot 25, 0.136 acres in the Southwest Quarter of Section 21.

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 "Galbraith 8703".

For survey see: Holmes County Plat Book Vol. 19 Page 5406

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 September 13, 2024.

  
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Parcel Number: 1400038001

