



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

**Description: 46.123 Acres**

Being part of the Southwest and Northwest Quarters of Section 17, T-19 N, R-15 W, Washington 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 2700241000.

Described as follows:

Commencing at a stone found marking the southeast corner of the southwest quarter of section 17 being the TRUE PLACE OF BEGINNING;

Thence with the Following **TWENTY-ONE (21) COURSES**;

1. **S 86 degrees 30'35" W a distance of 800.40 feet** along the section line and the Knox Township line to a point;
2. **N 03 degrees 12'58" W a distance of 189.62 feet** along the east line of William T. Francis and Mary L. Francis (O.R. Vol. 289 Page 2427) and in the Lake Fork of the Mohican River to a point witnessed by an iron pin set N 85 degrees 05'42" W a distance of 7.29 feet;
3. **N 00 degrees 23'47" E a distance of 316.86 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 S 89 degrees 55'11" E a distance of 42.49 feet;
4. **N 12 degrees 04'58" E a distance of 754.27 feet** along the east line of said William T. Francis and Mary L. Francis and along said river to a point witnessed by a pipe found S 81 degrees 45'40" E a distance of 84.29 feet;
5. **N 13 degrees 15'50" E a distance of 679.81 feet** along the east line of said William T. Francis and Mary L. Francis and along said river to a point witnessed by a pipe found N 79 degrees 14'52" E a distance of 44.19 feet;
6. **N 05 degrees 22'58" E a distance of 376.27 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 88 degrees 25'58" E a distance of 98.45 feet;
7. **N 12 degrees 58'40" W a distance of 376.27 feet** along the east line of said William T. Francis and Mary L. Francis and along said river to a point on the quarter section line witnessed by a 5/8 inch rebar found S 88 degrees 32'53" W a distance of 49.03 feet;
8. **N 07 degrees 56'03" W a distance of 781.55 feet** along the east line of David L. Rader and Amber E. Rader (O.R. Vol. 265 Page 6359) and along said river to a point;
9. **S 79 degrees 35'51" W a distance of 256.84 feet** along the north line of said David L. Rader and Amber E. Rader to a point in T.R. 451 and passing

over an iron pin set at a distance of 59.00 feet and witnessed by a pipe found N 79 degrees 35'51" E a distance of 96.93 feet;

10. **thence with a curve turning to the left with a delta angle of 70 degrees 32'51"**, with an arc length of 221.63 feet, with a radius of 180.00 feet, with a chord bearing of N 37 degrees 18'03" E, with a chord length of 207.89 feet along the east line of Shawn W. Starowesky (O.R. Vol. 276 Page 1658) and along said road to a mag nail found;
11. **N 06 degrees 32'22" E a distance of 200.37 feet** along the east line of said Shawn W. Starowesky and along said road to a mag nail found;
12. **N 01 degree 14'23" W a distance of 207.67 feet** along the east line of said Shawn W. Starowesky and along said road to a 5/8 inch rebar found capped "Baker";
13. **N 01 degree 32'16" W a distance of 75.00 feet** along the east line of John C. Stager (O.R. Vol. 217 Page 959) and along said road to a 5/8 inch rebar found;
14. **S 75 degrees 08'09" E a distance of 136.00 feet** along the south line of Andrew J. Van Horn and Asia L. Van Horn (O.R. Vol. 252 Page 410) and along said road to a point witnessed by a 5/8 inch rebar found capped "Baker" N 36 degrees 12'25" W a distance of 51.52 feet;
15. **N 77 degrees 19'46" E a distance of 39.07 feet** along the south line of Thomas M. Frank and Collette N. Frank (O.R. Vol. 259 Page 3271) and along said road to a point witnessed by a 5/8 inch rebar found capped "Baker" N 72 degrees 32'17" E a distance of 25.63 feet;
16. **S 74 degrees 36'42" E a distance of 568.01 feet** along the south line of said Thomas M. Frank and Collette N. Frank and along said road to point;
17. **S 00 degrees 29'38" E a distance of 567.02 feet** through the lands of said Douglas J. Gerber, Successor Trustee to an iron pin set and passing over an iron pin set at a distance of 37.70 feet;
18. **S 21 degrees 16'29" W a distance of 352.41 feet** through the lands of said Douglas J. Gerber, Successor Trustee to an iron pin set;
19. **S 09 degrees 01'13" W a distance of 1634.06 feet** through the lands of said Douglas J. Gerber, Successor Trustee to an iron pin set;
20. **N 87 degrees 31'19" E a distance of 407.33 feet** through the lands of said Douglas J. Gerber, Successor Trustee to a pipe found;
21. **S 00 degrees 41'59" E a distance of 1304.09 feet** along the west line of the Grand Adventure, LLC (O.R. Vol. 288 page 929) to the TRUE PLACE OF BEGINNING.

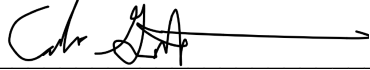
This parcel contains 46.123 acres and is subject to all highways, easements, and restrictions of record.

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

All iron pins set are 5/8 inch rebars 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: 2700241003



**FILE DESCRIPTION**

Holmes County Map Office  
4/22/2026