



Address: 6051 TR 257, Millersburg, OH 44654

Phone: 330.231.0497

Description: 100.161 Acres

Being part of Lot 17 of the Second Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as the lands of James Devon Miller and Lisa M. Miller in O.R. Vol. 290 Page 6408, PPN 1400414000.

Described as follows:

Commencing at a railroad spike found in T.R. 257 marking the northeast corner of Lot 17 witnessed by a 5/8 inch rebar found capped "Galbraith-8703" N 87 degrees 43'23" W a distance of 25.62 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **SIX (6) COURSES**;

1. **S 02 degrees 07'27" W a distance of 1689.89 feet** along the Lot Line to a 5/8 inch rebar found marking the southeast corner of Lot 17;
2. **N 87 degrees 46'54" W a distance of 2667.47 feet** along the Lot Line to a PK nail found marking the southwest corner of Lot 17 in the centerline of C.R. 51 witnessed by a pinched pipe found S 87 degrees 46'54" E at a distance of 20.08 feet;
3. **N 02 degrees 43'04" E a distance of 1276.95 feet** along the Lot Line to a 5/8 inch rebar found and passing over an iron pin set at a distance of 695.30 feet;
4. **S 88 degrees 12'46" E a distance of 281.91 feet** along the south line of Jenna D. Stertzbach (O.R. Vol. 266 Page 1773) to a point in C.R. 51 witnessed by a 5/8 inch rebar found N 88 degrees 12'46" W at a distance of 29.48 feet;
5. **N 13 degrees 45'49" E a distance of 421.74 feet** along the east line of said Jenna D. Stertzbach and along the centerline of C.R. 51 to a railroad spike found witnessed by an iron pin set S 87 degrees 43'23" E at a distance of 27.78 feet;
6. **S 87 degrees 43'23" E a distance of 2287.25 feet** along the Lot Line to the TRUE PLACE OF BEGINNING.

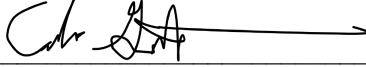
This parcel contains 100.161 acres and is subject to all highways, easements, and restrictions of record.

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 "Galbraith 8703".

For survey see: Holmes County Plat Book Vol. 19 Page 5495

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703
January 15, 2025.





Parcel Number: 1400414001

FILE DESCRIPTION
Holmes County Map Office
2/20/2025