



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 7.017 Acres

Situated in the Township of East Union, T- 16 N, R-12 W, Southwest Quarter of Section 13 and Southeast Quarter of Section 14, County of Wayne, and State of Ohio:

Also being the lands of Monroe Troyer and Erma Troyer (O.R. Vol. 962 Page 4549), (PPN 27-01766.000) and part of the lands of Nelson D. Troyer and Bertha D. Troyer (O.R. Vol. 891 Page 5876), (PPN 27-01748.003).

Commencing at a railroad spike found marking the southwest corner of the southwest quarter of section 13 witnessed by a 5/8 inch rebar capped "Gasbarre" N 00 degrees 32'04" W at a distance of 27.86 feet being the TRUE PLACE OF BEGINNING;

Thence with the Following **TWENTY-FIVE (25) COURSES**;

1. **S 89 degrees 24'14" W a distance of 186.57 feet** into section 14 along the section line and along the centerline of Lautenschlager Rd. (T.R. 158) to a point;
2. **N 01 degrees 49'08" E a distance of 106.83 feet** along the east line of Willis Schlabach and Rebecca Schlabach (O.R. Vol. 945 Page 822) to a 5/8 inch rebar found capped "SJL Inc." passing over a 5/8 inch rebar found at a distance of 24.96 feet;
3. **N 29 degrees 14'01" E a distance of 9.23 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "SJL Inc.";
4. **S 38 degrees 43'11" E a distance of 24.15 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "SJL Inc.";
5. **S 85 degrees 48'20" E a distance of 49.41 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "SJL Inc.";
6. **N 31 degrees 20'46" E a distance of 18.92 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "SJL Inc.";
7. **N 05 degrees 33'04" W a distance of 19.58 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "SJL Inc.";
8. **N 37 degrees 19'22" W a distance of 9.59 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "SJL Inc.";

9. **N 56 degrees 25'52" W a distance of 40.11 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "SJL Inc.";
10. **N 03 degrees 34'42" E a distance of 25.17 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "SJL Inc.";
11. **N 12 degrees 51'32" W a distance of 46.83 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "SJL Inc.";
12. **N 36 degrees 21'57" W a distance of 19.00 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "SJL Inc.";
13. **N 58 degrees 22'44" W a distance of 32.75 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "Gasbarre.";
14. **N 25 degrees 59'33" W a distance of 70.93 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found;
15. **N 13 degrees 19'33" E a distance of 56.35 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "Gasbarre.";
16. **N 03 degrees 22'25" E a distance of 39.39 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "Gasbarre.";
17. **N 71 degrees 17'35" W a distance of 47.90 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "Gasbarre.";
18. **S 87 degrees 45'00" W a distance of 109.60 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "Gasbarre.";
19. **N 22 degrees 49'26" E a distance of 51.24 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found capped "Gasbarre.";
20. **N 00 degrees 29'53" W a distance of 281.58 feet** along the east line of said Willis Schlabach and Rebecca Schlabach to a 5/8 inch rebar found;
21. **N 89 degrees 26'07" E a distance of 339.74 feet** along the south line of Rodney W. Royer Inc. (Deed Vol. 556 Page 553) to a 1 inch pinched top pipe found;
22. **S 00 degrees 32'04" E a distance of 24.90 feet** along section line and along the west line of said Rodney W. Royer Inc. to a 1/2 inch pipe found;
23. **N 89 degrees 29'11" E a distance of 160.04 feet** along the south line of said Rodney W. Royer Inc. to a 1/2 inch pipe found;

24. S 00 degrees 31'20" E a distance of 729.23 feet through the lands of said Nelson D. Troyer and Bertha D. Troyer to a point in said road witnessed by a 1/2 inch pipe found N 00 degrees 31'20" W at a distance of 30.06 feet and witnessed by a 5/8 inch rebar found S 43 degrees 42'42" W at a distance of 0.48 feet;

25. S 87 degrees 16'56" W a distance of 160.01 feet along the section line and along the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 7.017 acres and is subject to all highways, easements, and restrictions of record. Containing 2.689 acres in the southwest quarter of section 13 and 4.328 acres in the southeast quarter of section 14.

Bearings from – Ohio State Plane Coordinate System, North Zone, NAD 83.

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

See Survey "XX" Page 931

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on October 22, 2024.





Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.689 Acres (Annexation Only)

Situated in the Township of East Union, T- 16 N, R-12 W, Southwest Quarter of Section 13, County of Wayne, and State of Ohio:

Also being the part of lands of Nelson D. Troyer and Bertha D. Troyer (O.R. Vol. 891 Page 5876), (PPN 27-01748.003).

Commencing at a railroad spike found marking the southwest corner of the southwest quarter of section 13 being the **TRUE PLACE OF BEGINNING**:

Thence with the Following **FOUR (4) COURSES**;

1. **N 00 degrees 32'04" W a distance of 735.38 feet** along the section line to a 1/2 inch pipe found passing over a 5/8 inch rebar capped "Gasbarre" at a distance of 27.86;
2. **N 89 degrees 29'11" E a distance of 160.04 feet** along the south line of Rodney W. Royer Inc. (Deed Vol. 555 Page 553) to 1/2 inch pipe found;
3. **S 00 degrees 31'20" E a distance of 729.23 feet** through the lands of said Nelson D. Troyer and Bertha D. Troyer to a point in Lautenschlager Rd. (T.R. 158) witnessed by a 1/2 inch pipe found N 00 degrees 31'20" W at a distance of 30.06 feet and witnessed by a 5/8 inch rebar found N 43 degrees 42'42" E at a distance of 0.48 feet;
4. **S 87 degrees 16'56" W a distance of 160.01 feet** along the section line and along the centerline of Lautenschlager Rd. (T.R. 158) to the **TRUE PLACE OF BEGINNING**.

This parcel contains 2.689 acres and is subject to all highways, easements, and restrictions of record.

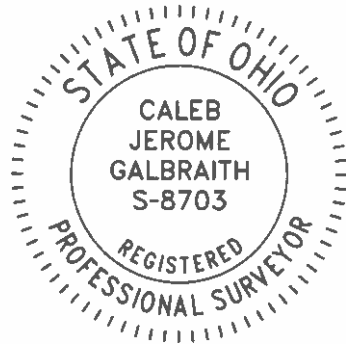
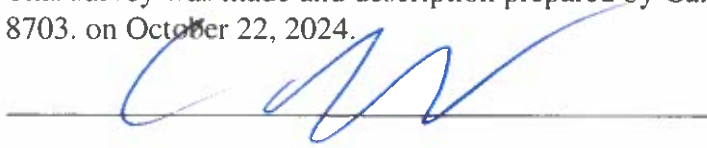
For annexation only.

Bearings from – Ohio State Plane Coordinate System, North Zone, NAD 83.

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

See Survey "XX" Page 931

This survey was made and description prepared by Caleb Jerome Galbraith P.S.
8703. on October 22, 2024.



Inverse With Area

Tue Nov 5 09:46:58 2024

CRD File> G:\My Drive\2024 Survey Data\624\624.crd

PntNo	Bearing	Distance	Northing	Easting	Description
5001			402966.46	2166524.31	
	N 00°32'04" W	735.38			
5002			403701.81	2166517.45	
	N 89°29'11" E	160.04			
5003			403703.25	2166677.48	
	S 00°31'20" E	729.23			
5004			402974.05	2166684.13	
	S 87°16'56" W	160.01			
5005			402966.46	2166524.30	

Closure Error Distance> 0.0103 Error Bearing> S 65°55'40" W
Closure Precision> 1 in 173917.9 Total Distance Inversed> 1784.66

Area: 117141.1895 Sq. Feet, 2.6892 Acres

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