



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

**Description: 5.668 Acres (to go to adjoiner)**

Situated in the Township of Clinton, T-20 N, R-15 W, Southeast Quarter of Section 13, County of Wayne, and State of Ohio:

Also being part of the lands of Carol J. Babb (O.R. Vol. 477 Page 1691), PPN 18-00119.003.

Commencing at a pipe found marking the southeast corner of the southeast quarter of section 13, thence **N 00 degrees 54' 44" W a distance of 1927.47 feet** along the section line to a 5/8 inch rebar found being the TRUE PLACE OF BEGINNING;

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

1. **S 89 degrees 05'17" W a distance of 445.20 feet** along the north line of Steven F. and Deborah M. Babb (O.R. Vol. 121 Page 299) to an iron pin set;
2. **N 11 degrees 20'03" W a distance of 307.03 feet** through the lands of said Carol J. Babb to an iron pin set;
3. **N 75 degrees 01'46" E a distance of 271.06 feet** along the south line of Wesley O. and Teresa M. Massaro (O.R. Vol. 492 Page 326) to a pipe found;
4. **N 05 degrees 44'49" E a distance of 374.32 feet** along the east line of said Wesley O. and Teresa M. Massaro to a 5/8 inch rebar found capped "Baker";
5. **S 89 degrees 06'51" E a distance of 194.48 feet** along the section line to a stone found;
6. **S 00 degrees 54'45" E a distance of 733.50 feet** along the section line to the TRUE PLACE OF BEGINNING.

This parcel contains 5.668 acres and is subject to all highways, easements, and restrictions of record.

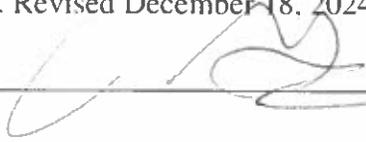
To go to adjoiner.

Bearings from – Grid North, 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 981

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on May 30, 2024. Revised December 18, 2024.



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SURVEYING & SERVICES, LLC

# PIONEER

Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0407

**Description: 1.332 Acres**

Situated in the Township of Clinton, T-20 N, R-15 W, Southeast Quarter of Section 13, County of Wayne, and State of Ohio:

Also being part of the lands of Carol J. Babb (O.R. Vol. 477 Page 1691), PPN 18-00119.003.

Commencing at a pipe found marking the southeast corner of the southeast quarter of section 13, thence **N 00 degrees 54' 44" W a distance of 1927.47 feet** along the section line to a 5/8 inch rebar found, thence **S 89 degrees 05' 17" W a distance of 445.20 feet** along the north line of Steven F. and Deborah M. Babb (O.R. Vol. 121 Page 299) to an iron pin set being the TRUE PLACE OF BEGINNING;

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

1. **S 89 degrees 05' 16" W a distance of 199.76 feet** along the north line of said Steven F. and Deborah M. Babb to a p.k. nail found in Snoddy Rd. (T.R. 31) witnessed by a 5/8 inch rebar found N 89 degrees 05' 16" E a distance of 24.87 feet;
2. **N 15 degrees 37' 22" W a distance of 257.91 feet** along the east line of William B. and Carla A. Hall, Co-Trustees (O.R. Vol. 748 Page 2587) and along said road to a point;
3. **N 75 degrees 01' 46" E a distance of 216.19 feet** along the south line of Wesley O. and Teresa M. Massaro (O.R. Vol. 492 Page 326) to an iron pin set and passing over a pipe found at a distance of 44.28 feet;
4. **S 11 degrees 20' 03" E a distance of 307.03 feet** through the lands of said Carol J. Babb to the TRUE PLACE OF BEGINNING.

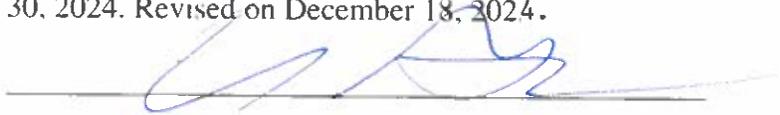
This parcel contains 1.332 acres and is subject to all highways, easements, and restrictions of record.

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

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

See Survey "XX" Page 981

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703, on May 30, 2024. Revised on December 18, 2024.



Inverse With Area

Tue Feb 11 11:49:46 2025

CRD File> G:\My Drive\2024 Survey Data\7324\7324.crd

| PntNo | Bearing       | Distance | Northing  | Easting    | Description |
|-------|---------------|----------|-----------|------------|-------------|
| 5000  |               |          | 372342.54 | 2077437.68 |             |
|       | S 89°05'17" W | 445.20   |           |            |             |
| 5001  |               |          | 372335.45 | 2076992.53 |             |
|       | N 11°20'03" W | 307.03   |           |            |             |
| 5002  |               |          | 372636.49 | 2076932.19 |             |
|       | N 75°01'46" E | 271.06   |           |            |             |
| 5003  |               |          | 372706.51 | 2077194.05 |             |
|       | N 05°44'49" E | 374.32   |           |            |             |
| 5004  |               |          | 373078.95 | 2077231.53 |             |
|       | S 89°06'51" E | 194.48   |           |            |             |
| 5005  |               |          | 373075.95 | 2077425.99 |             |
|       | S 00°54'45" E | 733.50   |           |            |             |
| 5006  |               |          | 372342.54 | 2077437.67 |             |

Closure Error Distance> 0.0047 Error Bearing> N 59°14'06" W

Closure Precision> 1 in 499933.2 Total Distance Inversed> 2325.59

Area: 246880.4212 Sq. Feet, 5.6676 Acres

Inverse With Area

Tue Feb 11 11:50:26 2025

CRD File> G:\My Drive\2024 Survey Data\7324\7324.crd

| PntNo | Bearing       | Distance | Northing  | Easting    | Description |
|-------|---------------|----------|-----------|------------|-------------|
| 5007  |               |          | 372335.45 | 2076992.53 |             |
|       | S 89°05'16" W | 199.76   |           |            |             |
| 5008  |               |          | 372332.27 | 2076792.80 |             |
|       | N 15°37'22" W | 257.91   |           |            |             |
| 5009  |               |          | 372580.65 | 2076723.34 |             |
|       | N 75°01'46" E | 216.19   |           |            |             |
| 5010  |               |          | 372636.50 | 2076932.19 |             |
|       | S 11°20'03" E | 307.03   |           |            |             |
| 5011  |               |          | 372335.46 | 2076992.53 |             |

Closure Error Distance> 0.0065 Error Bearing> N 23°19'51" E

Closure Precision> 1 in 151582.3 Total Distance Inversed> 980.89

Area: 58038.3636 Sq. Feet, 1.3324 Acres