



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 8.825 acres

Situated in the Township of Sugar Creek, T-16 N, R-11 W, Southwest Quarter of Section 34, County of Wayne, and State of Ohio:

Also being part of the lands of Enos A. and Lovina Hershberger in O.R. Vol. 460 Page 899, PPN 47-00538.000.

Commencing at a 5/8 inch rebar found marking the southwest corner of the southwest quarter of section 34, **thence N 00 degrees 03'51" W a distance of 1487.38 feet** along the centerline of Wenger Road (C.R. 97) and along the section line to railroad spike found witnessed by a 5/8 inch rebar found capped "Gasbarre" **S 88 degrees 06'47" E a distance of 15.00 feet**, **thence S 88 degrees 06'47" E a distance of 658.56 feet** along the south line of Lee F. and Regina A. Miller (O.R. Vol. 893 Page 1745) to a 2.5 inch pipe found being the TRUE PLACE OF BEGINNING;

Thence with the Following FOUR (4) COURSES;

1. **N 22 degrees 56'39" E a distance of 431.49 feet** along the east line of said Lee F. and Regina A. Miller to a 5/8 inch rebar found capped "Galbraith";
2. **S 89 degrees 52'50" E a distance of 877.07 feet** along the south line of Greenup Resources LLC (O.R. Vol. 931 Page 4638) to a 5/8 inch rebar found capped "Galbraith";
3. **S 00 degrees 34'17" E a distance of 400.30 feet** along the west line of Enos E. and Susan A. Hershberger (O.R. Vol. 900 Page 2180) to a 5/8 inch rebar found;
4. **S 89 degrees 44'24" W a distance of 1049.28 feet** through the lands of said Enos A. and Lovina Hershberger to the TRUE PLACE OF BEGINNING.

This parcel contains 8.825 acres and is subject to all highways, easements, and restrictions of record.

Also, having access through a 30 foot easement for ingress, egress and general utilities described as follows;

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Commencing at a 5/8 inch rebar found marking the southwest corner of the southwest quarter of section 34, **thence N 00 degrees 03'51" W a distance of 1472.38 feet** along the centerline of Wenger Road (C.R. 97) and along the section line to point being the TRUE PLACE OF BEGINNING;

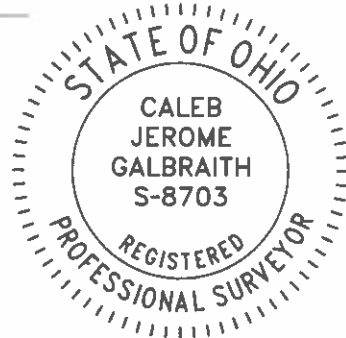
Thence with the Following THREE (3) COURSES through the lands of said Enos A. and Lovina Hershberger;

1. **S 88 degrees 06'47" E a distance of 658.26 feet** along the centerline of said easement to a point;
2. **S 89 degrees 44'24" E a distance of 1034.50 feet** along the centerline of said easement to a point;
3. **N 89 degrees 15'36" E a distance of 15.00 feet** along the centerline of said easement to a point.

Bearings from Survey – Survey "WW-109"/Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

See Survey " YY " Page 305

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 on March 6, 2026.



CRD File> G:\My Drive\Survey Data 2021\8121\8121.crd

PntNo	Bearing	Distance	Northing	Easting	Description
881			388532.15	2189017.19	
	N 22°56'39" E	431.49			
882			388929.50	2189185.39	
	S 89°52'50" E	877.07			
883			388927.67	2190062.46	
	S 00°34'17" E	400.30			
884			388527.39	2190066.45	
	N 89°44'24" W	1049.28			
885			388532.15	2189017.19	

Closure Error Distance> 0.0057 Error Bearing> N 03°09'41" E
Closure Precision> 1 in 484082.8 Total Distance Inversed> 2758.14

Area: 384394.8578 Sq. Feet, 8.82449 Acres