



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.4497

Description: 2.852 Acres "to go to adjoiner"

Situated in the Northeast Quarter of Section 7, T-16 N, R-11 W, Township of Sugar Creek, County of Wayne, and State of Ohio:

Also being part of the lands of Geiser Commercial Properties LLC (O.R. Vol. 959 Page 5147), (PPN 47-01034.017).

Commencing at a 5/8 inch rebar found in Kohler Rd. (T.R. 129) marking the northwest corner of the northeast quarter of section 7, thence **N 89 degrees 45'33" E a distance of 1146.63 feet** along the section line to a 5/8 inch rebar found capped "Baker", thence **S 00 degrees 33'48" E a distance of 437.18 feet** along the east line of Raymond E. Raber and Iva Raber (O.R. Vol. 9559 Page 5110) to a 5/8 inch rebar found capped "Baker" being the TRUE PLACE OF BEGINNING;

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

1. **S 00 degrees 33'46" E a distance of 226.19 feet** through the lands of said Geiser Commercial Properties LLC to an iron pin set;
2. **S 89 degrees 52'01" W a distance of 553.36 feet** along the north line of TLT Holdings, LLC (O.R. Vol. 857 Page 4185) to a 5/8 inch rebar found;
3. **N 00 degrees 45'46" W a distance of 222.48 feet** along the east lines of Sheldon L. Stauffer and Jessica D. Stauffer (O.R. Vol. 1553) and Wilma Jean Glick Cheatham Revocable Trust (O.R. Vol. 66 Page 961) to a 5/8 inch rebar found capped "Baker";
4. **N 89 degrees 28'59" E a distance of 554.12 feet** along the south line of said Raymond E. Raber and Iva Raber to the TRUE PLACE OF BEGINNING.

This parcel contains 2.852 acres and is subject to all highways, easements, and restrictions of record.

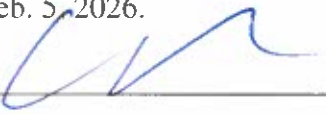
To go to adjoiner only.

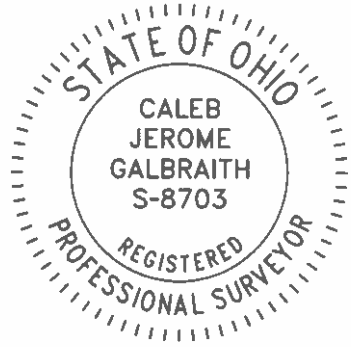
Bearings from – Ohio State Plane Coordinate System, North Zone, NAD 83.

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

See Survey "yy" Page 318

This survey was made and description prepared by Caleb Jerome Galbraith P.S.
8703 on Feb. 5, 2026.





Inverse With Area

Mon Mar 16 09:57:04 2026

CRD File> G:\My Drive\2024 Survey Data\10724\10724.crd

PntNo	Bearing	Distance	Northing	Easting	Description
551			413417.23	2175813.06	
	S 00°33'46" E	226.19			
552			413191.05	2175815.28	
	S 89°52'01" W	553.36			
553			413189.76	2175261.92	
	N 00°45'46" W	222.48			
554			413412.22	2175258.96	
	N 89°28'59" E	554.12			
555			413417.22	2175813.05	

Closure Error Distance> 0.0046 Error Bearing> S 14°47'29" W
Closure Precision> 1 in 339424.4 Total Distance Inversed> 1556.15

Area: 124219.1421 Sq. Feet, 2.85168 Acres