



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

**Description: 0.591 Acres (Annexation Only) "B"**

Situated in the Township of Congress, T-21 N, R-14 W, Southeast Quarter of Section 20, County of Wayne, and State of Ohio:

Also being part of the lands of Jonas A. and Leah J. Hershberger in O.R. Vol. 698 Page 2339 (PPN 22.00140.001)

Commencing at a stone found with an iron pin found on west side of stone marking the southwest corner of the southeast quarter of section 20, thence **N 01 degrees 27'07" W a distance of 628.99 feet** along the quarter section line and along the centerline of Wohlgamuth Road (C.R. 128) to a point, thence **N 86 degrees 35'29" E a distance of 257.55 feet** along the north line of AJW Real Estate LLC (O.R. Vol. 952 Page 4013) to a 5/8 inch rebar found capped "Galbraith" and passing over a 5/8 inch rebar found capped "Galbraith" at a distance of 22.75 feet, thence **S 01 degrees 27'07" E a distance of 100.00 feet** along the east line of said AJW Real Estate LLC to a point being the TRUE PLACE OF BEGINNING;

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

1. **N 86 degrees 35'29" E a distance of 108.00 feet** through the lands of said Jonas A. and Leah J. Hershberger to an iron pin set;
2. **S 01 degrees 27'07" E a distance of 238.47 feet** through the lands of said Jonas A. and Leah J. Hershberger to an iron pin set;
3. **S 86 degrees 35'29" W a distance of 108.00 feet** along the north line of said AJW Real Estate LLC to a 5/8 inch pin found capped "Galbraith";
4. **N 01 degrees 27'07" W a distance of 238.47 feet** along the east line of said AJW Real Estate LLC to the TRUE PLACE OF BEGINNING.

This parcel contains 0.591 acres and is subject to all highways, easements, and restrictions of record.

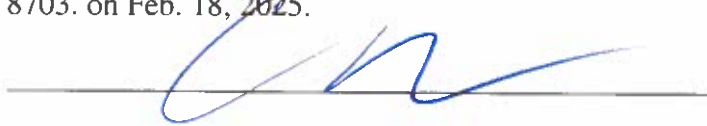
To go to adjoiner.

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 "44" Page 72

This survey was made and description prepared by Caleb Jerome Galbraith P.S.  
8703. on Feb. 18, 2025.





Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

**Description: 0.591 Acres (Annexation Only) "A"**

Situated in the Township of Congress, T-21 N, R-14 W, Southeast Quarter of Section 20, County of Wayne, and State of Ohio:

Also being part of the lands of AJW Real Estate LLC in O.R. Vol. 952 Page 4013 (PPN 22.00140.004)

Commencing at a stone found with an iron pin found on west side of stone marking the southwest corner of the southeast quarter of section 20, thence **N 01 degrees 27'07" W a distance of 528.99 feet** along the quarter section line and along the centerline of Wohlgamuth Road (C.R. 128) to a point witnessed by an iron pin set N 86 degrees 35'29" E a distance of 25.83 feet being the TRUE PLACE OF BEGINNING;

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

1. **N 01 degrees 27'07" W a distance of 100.00 feet** along the quarter section line and along the centerline of said road to a point;
2. **N 86 degrees 35'29" E a distance of 257.55 feet** along the south line of Jonas A. and Leah J. Hershberger (O.R. Vol. 698 Page 2339) to a 5/8 inch pin found capped "Galbraith" passing over a 5/8 inch pin found capped "Galbraith" at a distance of 22.75 feet;
3. **S 01 degrees 27'07" E a distance of 100.00 feet** along the west line of said Jonas A. and Leah J. Hershberger to a point;
4. **S 86 degrees 35'29" W a distance of 257.55 feet** through the lands of said AJW Real Estate LLC to the TRUE PLACE OF BEGINNING.

This parcel contains 0.591 acres and is subject to all highways, easements, and restrictions of record.

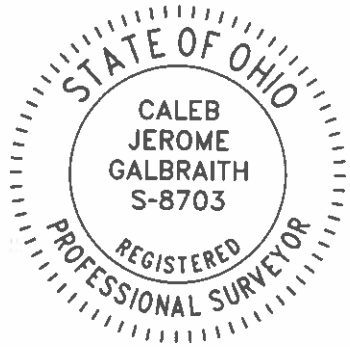
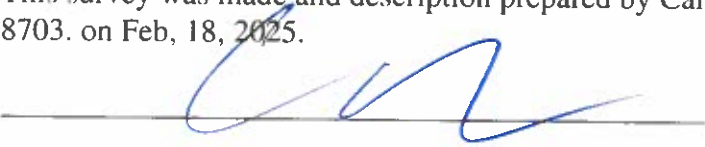
To go to adjoiner.

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 "yy" Page 72

This survey was made and description prepared by Caleb Jerome Galbraith P.S.  
8703. on Feb, 18, 2025.





Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

**Description: 25.011 Acres**

Situated in the Township of Congress, T-21 N, R-14 W, Southeast Quarter of Section 20, County of Wayne, and State of Ohio:

Also being part of the lands of Jonas A. and Leah J. Hershberger in O.R. Vol. 698 Page 2339 (PPN 22.00140.001), and part of the lands of AJW Real Estate LLC in O.R. Vol. 952 Page 4013 (PPN 22.00140.004).

Commencing at a stone found with an iron pin found on west side of stone marking the southwest corner of the southeast quarter of section 20 witnessed by a 5/8 inch pin found capped "Rudolph" N 86 degrees 35'29" E a distance of 30.00 feet, thence **N 01 degrees 27'07" W a distance of 528.99 feet** along the quarter section line and along Wohlgamuth Rd. (C.R. 128) to a point witnessed by an iron pin set N 86 degrees 35'29" E a distance of 25.83 feet being the TRUE PLACE OF BEGINNING;

Thence with the Following **EIGHT (8) COURSES**;

1. **N 01 degrees 27'07" W a distance of 733.52 feet** along the quarter section line and the centerline of Wohlgamuth Rd. (C.R. 128) to a point referenced by an iron pin set S 26 degrees 24'43" E a distance of 59.09 feet;
2. **S 63 degrees 06'00" E a distance of 2011.29 feet** along the south line of John S. Swartzentruber and Verna J. Swartzentruber (O.R. Vol. 758 Page 1355) and along the centerline of Congress Rd. (S.R. 539) to a point;
3. **S 31 degrees 07'00" W a distance of 299.53 feet** along the west line of Chad D. and Kelly R Snider (O.R. Vol. 743 Page 2670) to a 5/8 inch rebar found capped "Rudolph: and passing over an iron pin set at a distance of 24.57 feet;
4. **S 86 degrees 35'29" W a distance of 1133.21 feet** along the section line to a 5/8 inch rebar found capped "Rudolph";
5. **N 00 degrees 03'04" W a distance of 290.85 feet** along the east line of AJW Real Estate LLC (O.R. Vol. 952 page 4013) to a 5/8 inch rebar found;
6. **S 86 degrees 35'29" W a distance of 118.09 feet** along the north line of said AJW Real Estate LLC to an iron pin set;
7. **N 01 degrees 27'07" W a distance of 238.47 feet** through the lands Jonas A. and Leah J. Hershberger to an iron pin set;
8. **S 86 degrees 35'29" W a distance of 365.55 feet** through the lands of said Jonas A. and Leah J. Hershberger and through the lands of said AJW Real Estate LLC to the TRUE PLACE OF BEGINNING.

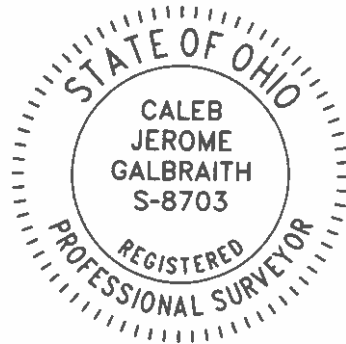
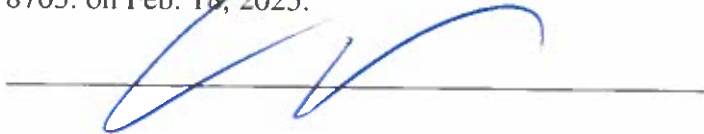
This parcel contains 25.011 acres and is subject to all highways, easements, and restrictions of record.

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 "yy" Page 72

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Feb. 18, 2025.





Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

**Description: 5.200 Acres**

Situated in the Township of Congress, T-21 N, R-14 W, Southeast Quarter of Section 20, County of Wayne, and State of Ohio:

Also being part of the lands of Jonas A. and Leah J. Hershberger in O.R. Vol. 698 Page 2339 (PPN 22.00140.001) and the lands of AJW Real Estate LLC in O.R. Vol. 952 Page 4013 (PPN 22.00140.004)

Commencing at a stone found with an iron pin found on west side of stone marking the southwest corner of the southeast quarter of section 20 witnessed by a 5/8 inch pin found capped "Rudolph" N 86 degrees 35'29" E a distance of 30.00 feet being the TRUE PLACE OF BEGINNING;

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

1. **N 01 degrees 27'07" W a distance of 528.99 feet** along the quarter section line and along the centerline of Wohlgamuth Road (C.R. 128) to a point;
2. **N 86 degrees 35'29" E a distance of 365.55 feet** through the lands of AJW Real Estate LLC and said Jonas and Leah J. Hershberger to an iron pin set passing over an iron pin set at a distance of 25.83 feet;
3. **S 01 degrees 27'07" E a distance of 238.47 feet** through the lands of said Jonas and Leah J. Hershberger to an iron pin set;
4. **N 86 degrees 35'29" E a distance of 118.09 feet** along the south line of said Jonas A. and Leah J. Hershberger to a 5/8 inch rebar found;
5. **S 00 degrees 03'04" E a distance of 290.85 feet** along the west line of said Jonas A. and Leah J. Hershberger to 5/8 inch pin found capped "Rudolph";
6. **S 86 degrees 35'29" W a distance of 476.53 feet** along the section line to the TRUE PLACE OF BEGINNING.

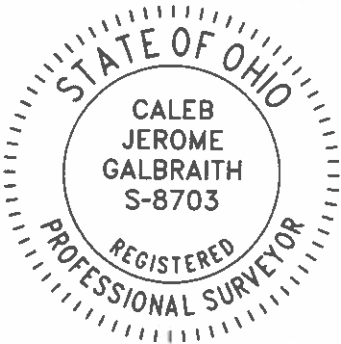
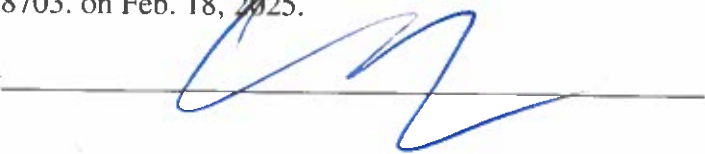
This parcel contains 5.200 acres and is subject to all highways, easements, and restrictions of record.

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 "yy" Page 72

This survey was made and description prepared by Caleb Jerome Galbraith P.S.  
8703. on Feb. 18, 2025.



CRD File> G:\My Drive\2023 Survey Data\18523\18523\18523.crd

PntNo	Bearing	Distance	Northing	Easting	Description
409			461151.72	2084336.11	
	N 86°35'29" E	108.00			
411			461158.14	2084443.92	
	S 01°27'07" E	238.47			
412			460919.74	2084449.96	
	S 86°35'29" W	108.00			
413			460913.32	2084342.15	
	N 01°27'07" W	238.47			
414			461151.72	2084336.11	
Closure Error Distance> 0.0000					
Total Distance Inversed> 692.94					
Area: 25739.7433 Sq. Feet, 0.5909 Acres					

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PntNo	Bearing	Distance	Northing	Easting	Description
421			460607.58	2084092.42	
	N 01°27'07" W	528.99			
422			461136.40	2084079.02	
	N 86°35'29" E	365.55			
423			461158.14	2084443.92	
	S 01°27'07" E	238.47			
424			460919.75	2084449.96	
	N 86°35'29" E	118.09			
425			460926.77	2084567.85	
	S 00°03'04" E	290.85			
426			460635.92	2084568.10	
	S 86°35'29" W	476.53			
427			460607.58	2084092.42	

Closure Error Distance> 0.0045 Error Bearing> S 84°32'15" W  
Closure Precision> 1 in 450095.4 Total Distance Inversed> 2018.48

Area: 226514.2803 Sq. Feet, 5.2001 Acres

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PntNo	Bearing	Distance	Northing	Easting	Description
1001			461136.42	2084079.03	
	N 01°27'07" W	733.52			
1002			461869.71	2084060.44	
	S 63°06'00" E	2011.29			
1003			460959.73	2085854.10	
	S 31°07'00" W	299.53			
1004			460703.30	2085699.31	
	S 86°35'29" W	1133.21			
1005			460635.92	2084568.11	
	N 00°03'04" W	290.85			
1006			460926.77	2084567.85	
	S 86°35'29" W	118.09			
1007			460919.75	2084449.97	
	N 01°27'07" W	238.47			
1008			461158.14	2084443.92	
	S 86°35'29" W	365.55			
1009			461136.41	2084079.02	

Closure Error Distance> 0.0156 Error Bearing> S 23°29'05" W  
Closure Precision> 1 in 331856.9 Total Distance Inversed> 5190.51

Area: 1089462.9989 Sq. Feet, 25.0106 Acres

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PntNo	Bearing	Distance	Northing	Easting	Description
406			461136.40	2084079.02	
	N 01°27'07" W	100.00			
407			461236.37	2084076.48	
	N 86°35'29" E	257.55			
408			461251.68	2084333.58	
	S 01°27'07" E	100.00			
409			461151.72	2084336.11	
	S 86°35'29" W	257.55			
410			461136.40	2084079.02	
Closure Error Distance> 0.0000					
Total Distance Inversed> 715.10					

Area: 25739.9832 Sq. Feet, 0.5909 Acres