



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.038 Acres

Situated in the Township of Sugar Creek, T- 16 N, R-11 W, Southwest Quarter of Section 30, County of Wayne, and State of Ohio:

Also being part of the lands of Joseph D. Coblentz (O.R. Vol. 955 Page 2735), (PPN 47-00602.003) and part of the lands of Melvin P. Weaver and Marie E. Weaver (O.R. Vol. 949 Page 854), (PPN 47-00602.004).

Commencing at a stone found marking the northeast corner of the southwest quarter of section 30, thence **S 00 degrees 50'48" E a distance of 1625.87 feet** along the quarter section line and along the centerline of Kohler Rd. (T.R. 129) to a point witnessed by a 5/8 inch rebar found **S 89 degrees 09'12" W** at a distance of 30.00 feet being the TRUE PLACE OF BEGINNING;

Thence with the Following **TEN (10) COURSES;**

1. **S 00 degrees 50'48" E a distance of 30.00 feet** along the centerline of said road and along the quarter section line to a point witnessed by a 5/8 inch rebar found capped "Purdy" **S 89 degrees 09'12" W** at a distance of 30.00 feet;
2. **S 89 degrees 09'12" W a distance of 442.68 feet** along the north line of Melvin P. Weaver and Marie E. Weaver (O.R. Vol. 949 Page 854) to an iron pin set;
3. **S 00 degrees 50'48" E a distance of 287.32 feet** through the lands of said Melvin P. Weaver and Marie E. Weaver to an iron pin set;
4. **S 89 degrees 09'12" W a distance of 420.00 feet** along the north line of Gary A. Miller and Diann K. Miller (O.R. Vol. 948 Page 3660) to a point witnessed by a 5/8 inch rebar found capped "Purdy" **N 89 degrees 09'12" E** at a distance of 17.02 feet;
5. **N 16 degrees 33'57" E a distance of 643.61 feet** along the east line of said Raintree Farms Inc. (O.R. Vol. 950 Page 1104) to a point witnessed by a 5/8 inch rebar found capped "Purdy" **N 89 degrees 09'12" E** at a distance of 6.45 feet;
6. **N 89 degrees 09'12" E a distance of 227.41 feet** along the south line of T & T Enterprises of Fredericksburg LLC (O.R. Vol. 949 Page 141) to an iron pin set;
7. **S 00 degrees 50'48" E a distance of 175.00 feet** through the lands of said Joseph D. Coblentz to an iron pin set;
8. **N 89 degrees 09'12" E a distance of 60.65 feet** through the lands of said Joseph D. Coblentz to an iron pin set;

9. S 00 degrees 50'48" E a distance of 121.80 feet through the lands of said Joseph D. Coblentz to an iron pin set;

10. N 89 degrees 09'12" E a distance of 382.03 feet through the lands of said Joseph D. Coblentz and along the south line of Ronnie J. Coblentz and Lori A. Coblentz (O.R Vol. 953 Page 3398) passing over a 5/8 inch rebar found capped "Purdy" at a distance of 88.50 feet to the TRUE PLACE OF BEGINNING.

This parcel contains 5.038 acres and is subject to all highways, easements, and restrictions of record.

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 963

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on October 9, 2024.



***RECORDED SCRIVENERS ERRORS, WILL NEED CORRECTED
ON FUTURE TRANSFERS**



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.920 Acres

Situated in the Township of Sugar Creek, T- 16 N, R-11 W, Southwest Quarter of Section 30, County of Wayne, and State of Ohio:

Also being part of the lands of Melvin P. Weaver and Marie E. Weaver (O.R. Vol. 949 Page 854), (PPN 47-00602.004).

Commencing at a stone found marking the northeast corner of the southwest quarter of section 30, thence **S 00 degrees 50'48" E a distance of 1655.87 feet** along the quarter section line and along the centerline of Kohler Road (T.R. 129) to a point witnessed by a 5/8 inch rebar found capped "Purdy" S 89 degrees 09'12" W at a distance of 30.00 feet being the TRUE PLACE OF BEGINNING;

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

1. **S 00 degrees 50'48" E a distance of 287.32 feet** along the quarter section line and along the centerline of said road to a point witnessed by a 5/8 inch rebar found capped "Purdy" S 89 degrees 09'12" W at a distance of 30.00 feet;
2. **S 89 degrees 09'12" W a distance of 442.68 feet** along north line of Gary A. Miller and Diann K. Miller (O.R. Vol. 948 Page 3660) to an iron pin set;
3. **N 00 degrees 50'48" ~~E~~^W a distance of 287.32 feet** through the lands of said Melvin P. Weaver and Marie E. Weaver to an iron pin set;
4. **~~S~~^N 89 degrees 09'12" ~~W~~^E a distance of 442.68 feet** along the south line of Joseph D. Coblentz (O.R. Vol. 955 Page 2735) to the TRUE PLACE OF BEGINNING.

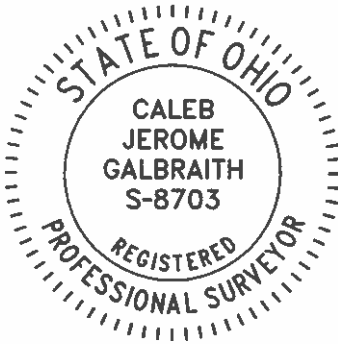
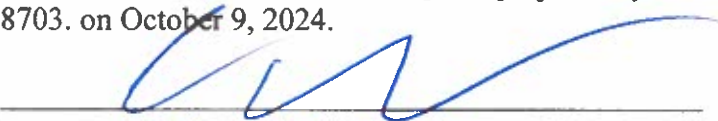
This parcel contains 2.920 acres and is subject to all highways, easements, and restrictions of record.

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 963

This survey was made and description prepared by Caleb Jerome Galbraith P.S.
8703. on October 9, 2024.





Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.847 Acres

Situated in the Township of Sugar Creek, T- 16 N, R-11 W, Southwest Quarter of Section 30, County of Wayne, and State of Ohio:

Also being the lands of Ronnie J. Coblentz and Lori A. Coblentz (O.R. Vol. 953 Page 3398), (PPN 47-00602.009) and part of the lands of Joseph D. Coblentz (O.R. Vol. 955 Page 2735), (PPN 47-00602.003).

Commencing at a stone found marking the northeast corner of southwest quarter of section 30, thence **S 00 degrees 50'48" E a distance of 1329.07 feet** along the quarter section line and along the centerline of Kohler Road (T.R. 129) to a point witnessed by a 5/8 inch rebar found capped "Purdy" S 89 degrees 09'12" W at a distance of 30.00 feet being the TRUE PLACE OF BEGINNING;

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

1. **S 00 degrees 50'48" E a distance of 296.80 feet** along the centerline of said road and along the quarter section line to a point witnessed by a 5/8 inch rebar found S 89 degrees 09'12" W at a distance of 30.00 feet;
2. **S 89 degrees 09'12" W a distance of 382.03 feet** along the north line of Joseph D. Coblentz (O.R. Vol. 955 Page 2735) to an iron pin set and passing over a 5/8 inch rebar found capped "Purdy" at a distance of 293.53 feet;
3. **N 00 degrees 50'48" W a distance of 121.80 feet** through the lands of said Joseph D. Coblentz to an iron pin set;
4. **S 89 degrees 09'12" W a distance of 60.65 feet** through the lands of said Joseph D. Coblentz to an iron pin set;
5. **N 00 degrees 50'48" W a distance of 175.00 feet** through the lands of said Joseph D. Coblentz to an iron pin set;
6. **N 89 degrees 09'12" E a distance of 442.67 feet** along the south line of T & T Enterprises of Fredericksburg LLC (O.R. Vol. 949 Page 141) to the TRUE PLACE OF BEGINNING.

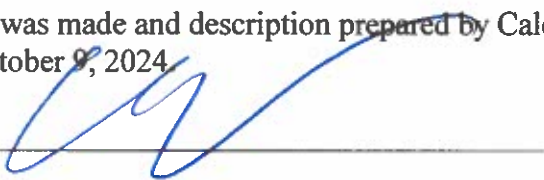
This parcel contains 2.847 acres and is subject to all highways, easements, and restrictions of record.

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 963

This survey was made and description prepared by Caleb Jerome Galbraith P.S.
8703. on October 9, 2024.





Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.473 Acres “To go to adjoiner”

Situated in the Township of Sugar Creek, T- 16 N, R-11 W, Southwest Quarter of Section 30, County of Wayne, and State of Ohio:

Also being part of the lands of Melvin P. Weaver and Marie E. Weaver (O.R. Vol. 949 Page 854), (PPN 47-00602.004).

Commencing at a stone found marking the northeast corner of the southwest quarter of section 30, thence **S 00 degrees 50'48" E a distance of 1943.19 feet** along the quarter section line and along the centerline of Kohler Road (T.R. 129) to a point witnessed by a 5/8 inch rebar found capped “Purdy” S 89 degrees 09'12" W at a distance of 30.00 feet, thence **S 89 degrees 09'12" W a distance of 442.68 feet** along the north line of Gary A. Miller and Diann K. Miller (O.R. Vol. 948 Page 3660) to an iron pin set being the TRUE PLACE OF BEGINNING;

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

1. **S 89 degrees 09'12" W a distance of 420.00 feet** along the north line of said Gary A. Miller and Diann K. Miller to a point witnessed by a 5/8 inch rebar found capped “Purdy” N 89 degrees 09'12" E at a distance of 17.02 feet;
2. **N 16 degrees 33'54" E a distance of 301.12 feet** along the east line of Rainetree Farms Inc. (O.R. Vol. 950 Page 1104) to a point;
3. **N 89 degrees 09'12" E a distance of 329.90 feet** along the south line of Joseph D. Coblentz (O.R. Vol. 955 Page 2735) to an iron pin set and passing over a 5/8 inch rebar capped “Purdy” at a distance of 19.60 feet;
4. **S 00 degrees 50'48" E a distance of 287.32 feet** through the lands of said Melvin P. Weaver and Marie E. Weaver to the TRUE PLACE OF BEGINNING.

This parcel contains 2.473 acres and is subject to all highways, easements, and restrictions of record.

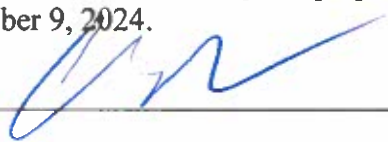
To go to adjoiner.

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 963

This survey was made and description prepared by Caleb Jerome Galbraith P.S.
8703. on October 9, 2024.





Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.847 Acres “To go to adjoiner”

Situated in the Township of Sugar Creek, T- 16 N, R-11 W, Southwest Quarter of Section 30, County of Wayne, and State of Ohio:

Also being part of the lands of Joseph D. Coblentz (O.R. Vol. 955 Page 2735), (PPN 47-00602.003).

Commencing at a stone found marking the northeast corner and the southwest quarter of section 30, thence **S 00 degrees 50'48" E a distance of 1625.87 feet** along the quarter section line and along the centerline of Kohler Road (T.R. 129) to a point witnessed by a 5/8 inch rebar found **S 89 degrees 09'12" W** at a distance of 30.00 feet, thence **S 89 degrees 09'12" W a distance of 293.53 feet** along the south line of Ronnie J. Coblentz and Lori A. Coblentz (O.R. Vol. 953 Page 3398) to a 5/8 inch rebar found capped “Purdy” being the TRUE PLACE OF BEGINNING;

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

1. **S 89 degrees 09'12" W a distance of 88.50 feet** through the lands of said Joseph D. Coblentz to an iron pin set;
2. **N 00 degrees 50'48" W a distance of 121.80** through the lands of said Joseph D. Coblentz to an iron pin set;
3. **S 89 degrees 09'12" W a distance of 60.65 feet** through the lands of said Joseph D. Coblentz to an iron pin set;
4. **N 00 degrees 50'48" W a distance of 175.00 feet** through the lands of said Joseph D. Coblentz to an iron pin set;
5. **N 89 degrees 09'12" E a distance of 149.14 feet** along the south line of T & T Enterprises of Fredericksburg LLC (O.R. Vol. 949 Page 141) to a 5/8 inch rebar found capped “Purdy”;
6. **S 00 degrees 50'48" E a distance of 296.80 feet** along the west line of said Ronnie J. Coblentz and Lori A. Coblentz to the TRUE PLACE OF BEGINNING.

This parcel contains 0.847 acres and is subject to all highways, easements, and restrictions of record.

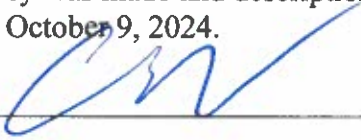
To go to adjoiner.

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 963

This survey was made and description prepared by Caleb Jerome Galbraith P.S.
8703. on October 9, 2024.





CRD File> G:\My Drive\2024 Survey Data\9124\9124\9124.crd

PntNo	Bearing	Distance	Northing	Easting	Description
1051			393396.73	2174710.34	
	S 89°09'12" W	88.50			
1052			393395.43	2174621.85	
	N 00°50'48" W	121.80			
1053			393517.21	2174620.05	
	S 89°09'12" W	60.65			
1054			393516.32	2174559.40	
	N 00°50'48" W	175.00			
1055			393691.30	2174556.82	
	N 89°09'12" E	149.15			
1050			393693.50	2174705.95	
	S 00°50'48" E	296.80			
1018			393396.73	2174710.34	
Closure Error Distance> 0.0000					
Total Distance Inversed> 891.90					

Area: 36880.5500 Sq. Feet, 0.8467 Acres

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PntNo	Bearing	Distance	Northing	Easting	Description
1044			393077.25	2174565.91	
	S 89°09'12" W	420.00			
1045			393071.04	2174145.95	
	N 16°33'54" E	301.12			
1046			393359.67	2174231.80	
	N 89°09'12" E	329.90			
1047			393364.54	2174561.67	
	S 00°50'48" E	287.32			
1048			393077.25	2174565.91	

Closure Error Distance> 0.0062 Error Bearing> N 65°18'31" E
Closure Precision> 1 in 215878.6 Total Distance Inversed> 1338.34

Area: 107732.3883 Sq. Feet, 2.4732 Acres

CRD File> G:\My Drive\2024 Survey Data\9124\9124\9124.crd

PntNo	Bearing	Distance	Northing	Easting	Description
1000			393697.84	2174999.46	
	S 00°50'48" E	296.80			
1001			393401.07	2175003.84	
	S 89°09'12" W	382.03			
1002			393395.43	2174621.86	
	N 00°50'48" W	121.80			
1003			393517.21	2174620.06	
	S 89°09'12" W	60.65			
1004			393516.32	2174559.41	
	N 00°50'48" W	175.00			
1005			393691.30	2174556.83	
	N 89°09'12" E	442.67			
1006			393697.84	2174999.45	

Closure Error Distance> 0.0100 Error Bearing> S 89°09'12" W
Closure Precision> 1 in 147895.0 Total Distance Inversed> 1478.95

Area: 124000.2540 Sq. Feet, 2.8467 Acres

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PntNo	Bearing	Distance	Northing	Easting	Description
1019			393371.08	2175004.29	
	S 00°50'48" E	287.32			
1020			393083.79	2175008.54	
	S 89°09'12" W	442.68			
1021			393077.25	2174565.91	
	N 00°50'48" W	287.32			
1022			393364.54	2174561.66	
	N 89°09'12" E	442.68			
1023			393371.08	2175004.29	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1460.00					

Area: 127190.8176 Sq. Feet, 2.9199 Acres

CRD File> G:\My Drive\2024 Survey Data\9124\9124\9124.crd

PntNo	Bearing	Distance	Northing	Easting	Description
1017			393401.07	2175003.85	
	S 00°50'48" E	30.00			
1039			393371.08	2175004.30	
	S 89°09'12" W	442.68			
1041			393364.54	2174561.67	
	S 00°50'48" E	287.32			
1030			393077.25	2174565.91	
	S 89°09'12" W	420.00			
1031			393071.04	2174145.96	
	N 16°33'54" E	301.12			
1032			393359.66	2174231.81	
	N 16°33'57" E	342.49			
1033			393687.94	2174329.46	
	N 89°09'12" E	227.41			
1034			393691.30	2174556.84	
	S 00°50'48" E	175.00			
1035			393516.32	2174559.43	
	N 89°09'12" E	60.65			
1036			393517.21	2174620.07	
	S 00°50'48" E	121.80			
1037			393395.43	2174621.87	
	N 89°09'12" E	382.03			
1038			393401.07	2175003.86	

Closure Error Distance> 0.0058 Error Bearing> S 69°59'41" E
Closure Precision> 1 in 478533.1 Total Distance Inversed> 2790.50

Area: 219460.3879 Sq. Feet, 5.0381 Acres