



Millersburg, OH
330-231-0497

Description 22.147 Acres

Situated in the Township of Sugar Creek, T-16 N, R-11 W, Southwest Quarter of Section 23, County of Wayne, and State of Ohio:

Also being the lands of Mattie D. Hershberger lying north of Wheeling Lake Erie Railroad (O.R. Vol. 342 Page 625) and (O.R. Vol. 787 Page 255) PPN 47-01309.000.

Commencing at a 5/8 inch rebar found marking the northeast corner of the southwest quarter of section 23 witnessed by a 3/4 inch pinched top pipe found S 00 degrees 33'23"E a distance of 30.09 feet the TRUE PLACE OF BEGINNING;

Thence with the Following SIX (6) COURSES;

1. **S 00 degrees33'23" E a distance of 1351.71 feet** along the quarter section line to an iron pin set on the north line of Wheeling Lake Erie Railroad;
2. **thence with a curve turning to the left with a delta angle of 34 degrees 00'10", with a radius of 2371.83 feet, with a chord bearing of N 57 degrees14'32" W, with a chord length of 1387.02 feet, an arc length of 1407.59 feet along the north line of said Railroad** to a point witnessed by a 5/8 inch rebar found capped "Purdy" N 00 degrees 47'45"E a distance of 0.95 feet;
3. **N 00 degrees47'45" E a distance of 401.16 feet** along the east line of Ananias E. and Susan E. Stutzman (O.R. Vol. 342 Page 623) to a 5/8 inch rebar found capped "Purdy";
4. **S 89 degrees09'56" E a distance of 351.00 feet** along the south line of Paul Jr. and Carol L. Kandel (O.R. Vol. 465 Page 2558) to a 3/4 inch pinched top pipe found;
5. **N 00 degrees47'45" E a distance of 216.71 feet** along the east line of said Paul Jr. and Carol L. Kandel to point in Goudy Road (T.R. 334) and quarter section line witnessed by a 1/2 inch pipe found S 00 degrees 47'45" W a distance of 30.00 feet;

6. S 89 degrees 09'56" E a distance of 793.85 feet along said road and quarter section line to the TRUE PLACE OF BEGINNING.


This parcel contains 22.147 acres and is subject to all highways, easements, and restrictions of record.

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

Bearings from Survey – Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83, Geoid 12B.

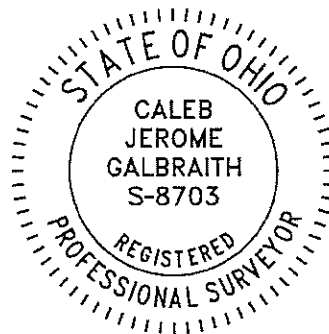
See Survey "WW" Page 339

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on April 5, 2019.



Permanent Parcel Number: 47-01309.000

Prior Deed Reference: O.R. Vol. 342 Page 625 O.R. Vol. 787 Page 255





Millersburg, OH
330-231-0497

Description 34.320 Acre Parcel

Situated in the Township of Sugar Creek, T-16 N, R-11 W, Southwest Quarter of Section 23, County of Wayne, and State of Ohio:

Also being the lands of Mattie D. Hershberger lying south of Wheeling Lake Erie Railroad (O.R. Vol. 342 Page 625) and (O.R. Vol. 787 Page 255) PPN 47-01309.000.

Commencing at a ½ pinched top pipe found marking the southeast corner of the southwest quarter of section 23 witnessed by a an iron pin set N 00 degrees 33'23"W a distance of 20.15 feet the TRUE PLACE OF BEGINNING;

Thence with the Following THIRTEEN (13) COURSES;

1. **S 88 degrees56'18" W a distance of 59.76 feet** along the section line to a point in The Sugar Creek witnessed by a ½ inch pinched top pipe found S 88 degrees 56'18"W a distance of 199.95 feet;
2. **N 52 degrees06'00" W a distance of 676.34 feet** along the meanderings of said creek and the north lines of Neuenschwander Poultry Farm (O.R. Vol. 72 Page 942) and Menno J. and Emma Hershberger (O.R. Vol. 99 Page 173) to a point witnessed by an iron pin set N 80 degrees28'18" E a distance of 20.75 feet;
3. **thence with a curve turning to the right with a delta angle of 30 degrees 44'52", with a radius of 722.17 feet, with a chord bearing of N 36 degrees 43'34" W, with a chord length of 382.92 feet, and with an arc length of 387.55 feet** along the meanderings of said creek and the north line of Eli J. and Mattie E. Miller (O.R. Vol. 468 Page 493) to a point witnessed by an iron pin set N 82 degrees 17'58" E a distance of 58.31 feet;
4. **N 21 degrees21'09" W a distance of 201.70 feet** along the meanderings of said creek and the north line of said Eli J. and Mattie E. Miller to a point witnessed by an iron pin set N 63 degrees 28'31" E a distance of 44.66 feet;

5. **thence with a curve turning to the left with a delta angle of 23 degrees 24'00", with a radius of 962.57 feet, with a chord bearing of N 33 degrees 03'08" W, with a chord length of 390.39 feet, and with an arc length of 393.12 feet along the meanderings of said creek and the north line of said Eli J. and Mattie E. Miller to a point witnessed by an iron pin set N 81 degrees 41'30" E a distance of 73.20 feet;**
6. **N 44 degrees 45'08" W a distance of 697.40 feet along the meanderings of said creek and the north line of said Eli J. and Mattie E. Miller to a point witnessed by an iron pin set N 49 degrees 42'14" E a distance of 76.43 feet;**
7. **thence with a curve turning to the left with a delta angle of 60 degrees 37'00", with a radius of 481.91 feet, with a chord bearing of N 75 degrees 03'38" W, with a chord length of 486.39 feet, and with an arc length of 509.84 feet along the meanderings of said creek, the north line of said Eli J. and Mattie E. Miller and the north line of Henry J. and Mary E. Miller (O.R. Vol. 768 Page 490) to a point witnessed by an iron pin set N 25 degrees 32'53" E a distance of 44.23 feet;**
8. **S 74 degrees 37'52" W a distance of 595.44 feet along the meanderings of said creek and the north line of said Henry J. and Mary E. Miller to a point witnessed by a 5/8 inch rebar found S 00 degrees 05'02" W a distance of 38.61 feet;**
9. **N 00 degrees 40'40" W a distance of 125.78 feet along the section line to a point witnessed by a 5/8 inch rebar found S 02 degrees 30'24" E a distance of 10.31 feet;**
10. **N 75 degrees 33'22" E a distance of 270.86 feet along the south line of Wheeling Lake Erie Railroad to an iron pin set;**
11. **thence with a curve turning to the right with a delta angle of 64 degrees 22'30", with a radius of 2246.83 feet, with a chord bearing of S 72 degrees 15'23" E, with a chord length of 2393.74 feet, and with an arc length of 2524.44 feet along the south line of said Railroad to an iron pin set;**
12. **S 40 degrees 04'09" E a distance of 144.44 feet along the south line of said Railroad to an iron pin set on the quarter section line;**
13. **S 00 degrees 33'23" W a distance of 1052.53 feet along the section line to the TRUE PLACE OF BEGINNING.**


This parcel contains 34.320 acres and is subject to all highways, easements, and restrictions of record.

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

Bearings from Survey – Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83, Geoid 12B.

See Survey “WW” Page 339

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on April 5, 2019.



Permanent Parcel Number: 47-01309.000

Prior Deed Reference: O.R. Vol. 342 Page 625 O.R. Vol. 787 Page 255

