



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.000 Acres

Situated in the Township of Clinton T-18 N, R-14 W, Northwest Quarter of Section 2, County of Wayne, and State of Ohio:

Also being part of the lands of Alan W. Troutman (O.R. Vol. 35 Page 123).

Commencing at an iron pin set marking the northwest corner of the northwest quarter of section 2, thence S 00 degrees 23'46"E a distance of 488.26 feet along the section line and Springville Road (T.R. 234) to a point witnessed by an iron pin set S 89 degrees 06'49"E a distance of 30.00 feet, thence S 89 degrees 06'49"E a distance of 938.44 feet along the south line of Alan D. Ellis (O.R. Vol. 572 Page 2480) to an iron pin set being the TRUE PLACE OF BEGINNING;

Thence with the Following FOUR (4) COURSES;

1. **S 89 degrees 06'49" E a distance of 795.04 feet** along the south line of said Alan D. Ellis to an iron pin set;
2. **S 15 degrees 15'58" W a distance of 339.63 feet** through the lands of said Alan W. Troutman to an iron pin set;
3. **N 82 degrees 21'51" W a distance of 715.65 feet** through the lands of said Alan W. Troutman to an iron pin set;
4. **N 00 degrees 53'11" E a distance of 244.88 feet** through the lands of said Alan W. Troutman to the TRUE PLACE OF BEGINNING.

This parcel contains 5.000 acres and is subject to all highways, easements, and restrictions of record.

Also, the Grantors grant unto the Grantee their heirs and assigns a 30 foot easement for the purpose of ingress and egress and general utilities further described as follows; .

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Also being part of the lands of Alan W. Troutman (O.R. Vol. 35 Page 123).

Commencing at an iron pin set marking the northwest corner of the northwest quarter of section 2, thence S 00 degrees 23'46"E a distance of 503.26 feet along the section line and Springville Road (T.R. 234) to a point being the TRUE PLACE OF BEGINNING;

Thence with the Following ONE (1) COURSE along the centerline of said 30 foot easement;

1. **S 89 degrees 06'49"E a distance of 938.11 feet** through the lands of said Alan. W. Troutman to a point on the west line of said 5.000 acres THERE ENDS.

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 "WW" Page 537

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on October 4, 2019.

Permanent Parcel Number: 19-00686.000

Prior Deed Reference: OR 35 Page 123

