



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.547 Acres

Situated in the Township of Franklin, T- 14 N, R-13 W, Southwest Quarter of Section 1, County of Wayne, and State of Ohio:

Also being the lands of Phyllis J. Hoffer (Deed Vol. 694 Page 147 and O.R. Vol. 726 Page 954) and part of the lands of Phyllis J. Hoffer (O.R. Vol. 807 Page 162).

Commencing at a 1 inch iron pin found marking the northwest corner of the southwest quarter of section 1, thence S 01 degrees 11'44"E a distance of 1295.55 feet along the section line to a post found, thence N 89 degrees 34'54" E a distance of 466.86 feet along the south line of Katie S. and Ammon E. Zook (O.R. Vol. 887 Page 2834) to an iron pin set being the TRUE PLACE OF BEGINNING;

Thence with the Following FIVE (5) COURSES;

1. **N 89 degrees 34'54" E a distance of 371.42 feet** along the south lines of Katie S. and Ammon E. Zook, Raymond J. Besancon (O.R. Vol. 813 Page 1304), and Carol and Carol A. Crile (O.R. Vol. 453 Page 2639) to a point in the centerline of Fredericksburg Road (C.R. 501) witnessed by a 5/8 inch rebar found S 89 degrees 34'54" W a distance of 30.77 feet;
2. **S 11 degrees 13'08" E a distance of 126.96 feet** the west line of Donald Ty and Amy Harris (O.R. Vol. 807 page 159) and along the centerline of said road to a point witnessed by a 5/8 inch rebar found capped "Gasbarre" S 89 degrees 30'01"W a distance of 30.35 feet;
3. **S 10 degrees 39'45" E a distance of 49.66 feet** along the west line of said Donald Ty and Amy Harris and along the centerline of said road to a point witnessed by a an iron pin set S 89 degrees 30'01"W a distance of 27.50 feet;

4. **S 89 degrees 30'01" W a distance of 403.23 feet** through the lands of said Phyllis J. Hoffer to an iron pin set;
5. **N 00 degrees 41'05" W a distance of 174.15 feet** through the lands of said Phyllis J. Hoffer to the TRUE PLACE OF BEGINNING.

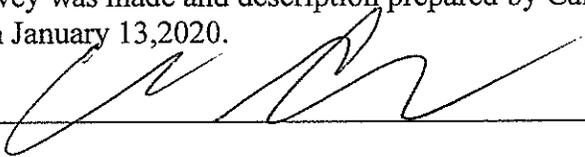
This parcel contains 1.547 acres and is subject to all highways, easements, and restrictions of record.

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 "WW" Page 595

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on January 13, 2020.



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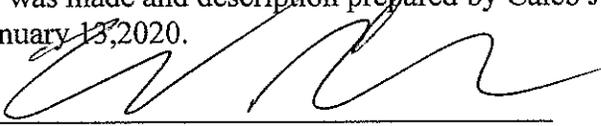
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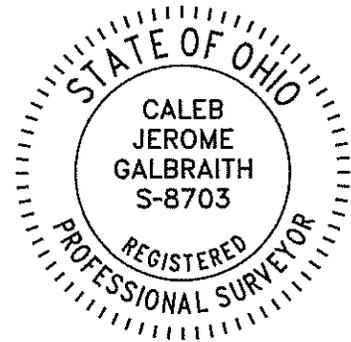
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See Survey "WW" Page 595

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Address: 5434 TR 377, Millersburg, OH 44654

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Thence with the Following SIX (6) COURSES;

1. **N 89 degrees 34'54" E a distance of 192.28 feet** along the south lines of Katie S. and Ammon E. Zook, Raymond J. Besancon (O.R. Vol. 813 Page 1304), and Carol and Carol A. Crile (O.R. Vol. 453 Page 2639) to post;
2. **S 00 degrees 41'05" E a distance of 125.00 feet** the west line of Phyllis J. Hoffer (Deed Vol. 694 Page 147 and O.R. Vol. 726 Page 954) to a 5/8 inch rebar found capped "Gasbarre";
3. **N 89 degrees 30'01" E a distance of 202.35 feet** the south line of said Phyllis J. Hoffer to a point n the centerline of Fredricksburg Road (C.R. 501) witnessed by a 5/8 inch rebar found capped "Gasbarre" S 89 degrees 30'01 W a distance of 30.35 feet;
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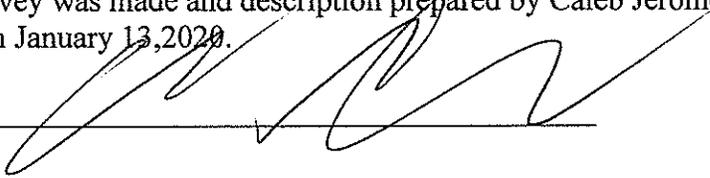
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Bearings from – Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

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See Survey "WVI" Page 595

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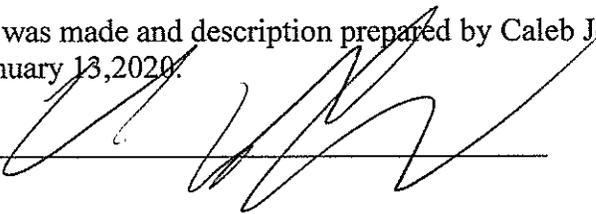
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