



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 4.588 Acres

Situated in the Township of Franklin , T- 14 N, R-13 W, Northwest Quarter of Section 12, County of Wayne, and State of Ohio:

Also being part of the lands of Joseph D. Troyer and Dan A. Troyer (O.R. Vol. 875 Page 1549), (PPN 29-00206.002).

Commencing at a pipe found marking the northwest corner of the northwest quarter of section 12, thence S 01 degrees 22'10" E a distance of 1693.29 feet along the section line to a 5/8 inch rebar found capped "Gasbarre", thence N 89 degrees 29'47" E a distance of 1255.42 feet along the south line of Ivan Weaver Construction Co. (O.R. Vol. 874 Page 1998) to a 5/8 inch rebar found capped "Gasbarre" being the TRUE PLACE OF BEGINNING;

Thence with the Following FOUR (4) COURSES;

- 1. N 89 degrees 29'47" E a distance of 717.90 feet** along the south line of said Ivan Weaver Construction Co. to a point in the centerline of Fredricksburg Rd. (C.R. 77) witnessed by a 5/8 inch rebar found capped "Gasbarre" S 89 degrees 29'47" W a distance of 30.00 feet;
- 2. S 25 degrees 47'16" E a distance of 271.50 feet** along west lines of Daniel W. and Cassandra Grosjean (O.R. Vol. 894 Page 2861), David R. and Ashley Grosjean (O.R. Vol. 894 Page 2858), and along the centerline of said road to a point witnessed by an iron pin set S 89 degrees 27'15" W a distance of 41.58 feet;
- 3. S 89 degrees 27'15" W a distance of 907.94 feet** through the lands of said Joseph D. Troyer and Dan A. Troyer to an iron pin set;

4. N 16 degrees 14'42" E a distance of 257.06 feet along the east line of Dustin R. and Lisa A. Hendrix (O.R. Vol. 874 Page 1998) to the TRUE PLACE OF BEGINNING.

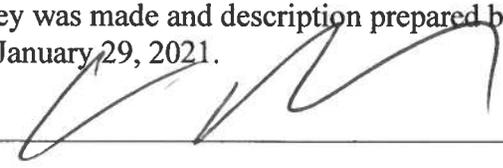
This parcel contains 4.588 acres and is subject to all highways, easements, and restrictions of record.

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 "WMI" Page 938

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on January 29, 2021.







Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.667 Acres

Situated in the Township of Franklin , T- 14 N, R-13 W, Northwest Quarter of Section 12, County of Wayne, and State of Ohio:

Also being part of the lands of Joseph D. Troyer and Dan A. Troyer (O.R. Vol. 875 Page 1549), (PPN 29-00206.002).

Commencing at a pipe found marking the northwest corner of the northwest quarter of section 12, thence S 01 degrees 22' 10" E a distance of 1693.29 feet along the section line to a 5/5 inch rebar found capped "Gasbarre", thence N 89 degrees 29' 47" E a distance of 1255.42 feet along the south line of Ivan Weaver Construction Co. (O.R. Vol. 874 Page 1998) to a 5/8 inch rebar found capped "Gasbarre", thence S 16 degrees 14' 42" W a distance of 257.06 feet along the east line of Dustin R. and Lisa A. Hendrix (O.R. Vol. 876 Page 2428) to an iron pin set being the TRUE PLACE OF BEGINNING;

Thence with the Following FOUR (4) COURSES;

1. **N 89 degrees 27' 15" E a distance of 907.94 feet** through the lands of said Joseph D. Troyer and Dan A. Troyer to a point in the centerline of Fredricksburg Rd. (C.R. 77) witnessed by an iron pin set S 89 degrees 27' 15" W a distance of 41.58 feet;
2. **S 25 degrees 47' 16" E a distance of 272.07 feet** along west line of David R. and Ashley Grosjean (O.R. Vol. 894 Page 2858) and the centerline of said road to a point witnessed by a 5/8 inch rebar found S 89 degrees 27' 15" W a distance of 30.00 feet;
3. **S 89 degrees 27' 15" W a distance of 1098.22 feet** along the north line of said Dustin R. and Lisa A. Hendrix to a 5/8 inch rebar found capped "Gasbarre";

4. **N 16 degrees 14' 42" E a distance of 257.05 feet** along the east line of said Dustin R. and Lisa A. Hendrix to the TRUE PLACE OF BEGINNING.

This parcel contains 5.667 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 "W/KI" Page 938

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on January 29, 2021.

