

# PIONEER

**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description:** 10.562 Acres

Situated in the Township of Sugar Creek, T- 16 N, R-11 W, Southwest Quarter of Section 34, County of Wayne, and State of Ohio:

Also being part of the lands of Enos A. and Lovina Hershberger O.R. Vol. 460 Page 899 (part of PPN 47-00538.000) and the lands of GreenUp Resources, LLC in O.R. Vol. 898 Page 3394 (PPN 47-00538.001).

Commencing at a railroad spike found marking the northeast corner of the southwest quarter of section 34, thence S 89 degrees 54'48"W a distance of 647.50 feet along the quarter section line and long the centerline of Jericho Road (C.R. 80) to a point witnessed by a 5/8 inch rebar found S 00 degrees 34'17" E a distance of 30.00 feet being the TRUE PLACE OF BEGINNING;

Thence with the Following EIGHT (8) COURSES;

1. S 00 degrees 34'17" E a distance of 495.54 feet along the west lines of Vilas R. Steiner (Deed Vol. 657 Page 298), Ronald Arlie and Florence Smith (Deed Vol. 560 Page 944/947), and Enos E. and Susan A. Hershberger (O.R Vol. 900 Page 2180) to a 5/8 inch rebar found capped "Galbraith";
2. S 89 degrees 54'41" W a distance of 300.07 feet along the north line of said Enos E. and Susan A. Hershberger to a 5/8 inch rebar found capped "Galbraith" ;
3. S 00 degrees 34'17" E a distance of 324.69 feet along the west line of said Enos E. and Susan A. Hershberger to an iron pin set;
4. N 89 degrees 52'50" W a distance of 877.07 feet through the lands of said Enos A. and Lovina Herhsberger to an iron pin set;
5. N 22 degrees 56'39" E a distance of 349.35 feet along the east line of Lee F. and Regina A Miller (O.R. Vol. 893 Page 1745) to a 2.5 inch pipe found;

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- 6. **N 89 degrees 54'41" E a distance of 633.45 feet** along the south line of Robert K. and Barbara Ann Sprunger, Trustees (O.R. Vol. 528 Page 2607/2610) to a 2.5 inch pipe found;
7. **N 00 degrees 01'01" W a distance of 495.53 feet** along the east line of said Robert K. and Barbara Ann Sprunger, Trustees to a point on the quarter section line and in the centerline of said road witnessed by a 5/8 inch rebar found capped "Galbraith" **S 00 degrees 01'01" E a distance of 24.56 feet**;
8. **N 89 degrees 54'48" E a distance of 399.47 feet** along the quarter section line and said road to the **TRUE PLACE OF BEGINNING**.

This parcel contains 10.562 acres and is subject to all highways, easements, and restrictions of record.

Also, the subject to a 30 foot secondary easement for the purpose of ingress and egress described as follows;

Situated in the Township of Sugar Creek, T- 16 N, R-11 W, Southwest Quarter of Section 34, County of Wayne, and State of Ohio:

Commencing at a railroad spike found marking the northeast corner of the southwest quarter of section 34, thence **S 89 degrees 54'48" W a distance of 1031.97 feet** along the quarter section line and the centerline of said road to a point being the **TRUE PLACE OF BEGINNING**;

Thence with the following **COURSE (1)** along the centerline of said 30 foot easement;

1. **S 00 degrees 01'01" E a distance of 819.88 feet THERE ENDS.**

Bearings from Survey – 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 XX Page 063

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on May 17, 2021.

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