



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.612 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 Marcus D. Miller and Brianna R. Miller (O.R. Vol. 919 Page 5002), PPN 29-00067.000 and part of the lands of James H. Kandel Jr. (O.R. Vol. 952 Page 732), PPN 29-00190.000.

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 Andy A. and Sarah J. Yoder (O.R. Vol. 911 Page 688) to an 5/8 inch rebar found capped "Galbraith" being the TRUE PLACE OF BEGINNING;

Thence with the Following **SEVEN (7) COURSES;**

- 1. N 89 degrees 34'54" E a distance of 36.42 feet** along the south line of said Andy A. and Sarah J. Yoder to a 5/8 inch rebar found;
- 2. N 86 degrees 40'28" E a distance of 332.18 feet** through the lands of said James H. Kandel Jr to a point in Fredericksburg Rd. (C.R. 501) witnessed by an iron pin set **S 86 degrees 40'28" W a distance of 31.74 feet;**
- 3. S 11 degrees 18'58" E a distance of 17.16 feet** along the west line of Ivan S. Miller aka Ivan S. and Linda R. Miller (O.R. Vol. 887 Page 5180) and along the centerline of said road to a point witnessed by a 5/8 inch rebar found **S 89 degrees 34'54" W a distance of 30.77 feet;**
- 4. 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;

5. **S 10 degrees39'45" 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 5/8 inch rebar found capped "Galbraith" S 89 degrees 30'01"W a distance of 27.50 feet;
6. **S 89 degrees30'01" W a distance of 403.23 feet** along the north line of Phyllis J. Hoffer (O.R. Vol. 807 Page 162) to a 5/8 inch rebar found capped "Galbraith";
7. **N 00 degrees41'05" W a distance of 174.15 feet** along the east line of said Phyllis J. Hoffer to the TRUE PLACE OF BEGINNING.

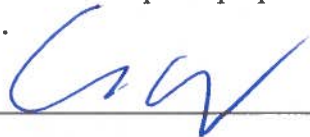
This parcel contains 1.612 acres and is subject to all highways, easements, and restrictions of record.

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 "XX" Page 498

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on May 2, 2023.



Parcel: part of 29-00190.000
All of 29-00067.000

