



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.979 Acres

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

Also being the lands of Dannie R. Troyer and L. Katie L. Troyer (O.R. Vol. 925 Page 2262), (PPN 47-01450.001).

Commencing at a 1 inch rod found marking the southwest corner of the southeast quarter of section 34, thence **N 89 degrees 59'05" E a distance of 448.18 feet** along the Section Line and the Paint Township Line to a point in Mt. Eaton Road (S.R. 94), thence **N 00 degrees 42'36" W a distance of 476.39 feet** along the west lines of Henry Jr. and Rebecca W. Wengerd, Trustees (O.R. Vol. 612 Page 1902), John Owen and Loretta Schlabach (O.R. Vol. 896 Page 1410), Reusue Holdings, LLC (O.R. Vol. 896 Page 1407) to a 5/8 inch rebar found being the TRUE PLACE OF BEGINNING;

Thence with the Following EIGHT (8) COURSES;

1. **N 00 degrees 42'36" W a distance of 359.49 feet** along the east line of said Vera M. Fitzwater (O.R. Vol. 849 Page 2415, O.R. Vol. 896 Page 1399) to a 5/8 inch rebar found;
2. **S 89 degrees 47'57" W a distance of 143.49 feet** along the north line of said Vera M. Fitzwater to a point in the centerline of said road witnessed by a 5/8 inch rebar found N 89 degrees 47'57" E a distance of 30.13 feet;
3. **N 13 degrees 29'36" W a distance of 30.80 feet** along east line of said Vera M. Fitzwater and the centerline of said road to a point;
4. **N 89 degrees 34'28" E a distance of 180.24 feet** along the south line of David L. and Mary J. Miller (O.R. Vol. 901 Page 5373) to a 5/8 inch rebar found capped "Rudolph" passing over a 5/8 inch rebar found capped "Rudolph" at a distance of 29.95 feet;
5. **S 00 degrees 25'32" E a distance of 30.00 feet** along the west line of said David L. and Mary J. Miller to a 5/8 inch rebar found;

6. **N 89 degrees 34'28" E a distance of 672.63 feet** along the south line of said David L. and Mary J. Miller to a point witnessed by a 5/8 inch rebar found capped " Rudolph" S 28 degrees 33'52" E a distance of 2.09 feet;
7. **S 02 degrees 45'26" E a distance of 360.00 feet** along the west line of Henry Jr. and Rebecca W. Wengerd, Trustees (O.R. Vol. 612 Page 1902) to a 5/8 inch rebar found;
8. **S 89 degrees 32'45" W a distance of 715.28 feet** along the north lines of said John Owen and Loretta Schlabach and said Reusue Holdings, LLC to the TRUE PLACE OF BEGINNING.

This parcel contains 5.979 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 556

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on October 4, 2022.



