



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.850 Acres "A"

Situated in the Township of Franklin , T-14 N, R-13 W, Southeast Quarter of Section 23, County of Wayne, and State of Ohio:

Also being part of the lands of Samuel Yoder, Vernon Yoder, and Jacob Yoder in O.R. Vol. 944 Page 2456, (Part of PPN 29-00116.014)

Commencing at a Stone found marking the southeast corner of the southeast quarter, thence **S 89 degrees 13'23" W a distance of 731.18 feet** along the Section line, the Holmes County line, and along Redett Road (T.R. 422) to a 5/8 inch pin capped "Baker" being the TRUE PLACE OF BEGINNING;

Thence with the Following **SIX (6) COURSES**;

1. **S 89 degrees 13'23" W a distance of 30.00 feet** along the section line, said County Line and along said road to an iron pin set;
2. **N 01 degrees 31'20" W a distance of 395.21 feet** through the lands of said Samuel Yoder, Vernon Yoder, and Jacob Yoder to an iron pin set;
3. **S 89 degrees 13'23" W a distance of 314.16 feet** through the lands of said Samuel Yoder, Vernon Yoder, and Jacob Yoder to an iron pin set;
4. **N 01 degrees 31'20" W a distance of 326.31 feet** along the east line of AB Acres LLC (O.R. Vol. 943 Page 5349) to a 5/8 inch pin found capped "Baker";
5. **N 89 degrees 13'23" E a distance of 344.16 feet** along the south line of AB Acres LLC (O.R. Vol. 949 Page 3248) to a 5/8 inch rebar found;

6. **S 01 degrees 31'20" E a distance of 721.51 feet** along the west line of Leroy J. and Erma L. Hershberger (O.R. Vol. 944 Page 5910) to the TRUE PLACE OF BEGINNING.

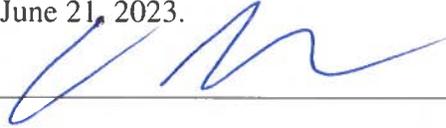
This parcel contains 2.850 acres and is subject to all highways, easements, and restrictions of record.

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 627

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on June 21, 2023.





Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.850 Acres "B"

Situated in the Township of Franklin, T-14 N, R-13 W, Southeast Quarter of Section 23, County of Wayne, and State of Ohio:

Also being part of the lands of Samuel Yoder, Vernon Yoder, and Jacob Yoder in O.R. Vol. 944 Page 2456, (Part of PPN 29-00116.014)

Commencing at a Stone found marking the southeast corner of the southeast quarter, thence **S 89 degrees 13'23" W a distance of 761.18 feet** along the Section line, the Holmes County Line, and along Redett Road (T.R. 422) to an iron pin set being the TRUE PLACE OF BEGINNING;

Thence with the Following **FOUR (4) COURSES**;

1. **S 89 degrees 13'23" W a distance of 314.16 feet** along the Section line, said County line, and along Redett Road (T.R. 422) to a 5/8 inch pin found capped "Baker";
2. **N 01 degrees 31'20" W a distance of 395.21 feet** along the east line of AB Acres LLC (O.R. Vol. 943 Page 5349) to an iron pin set;
3. **N 89 degrees 13'23" E a distance of 314.16 feet** through the lands of said Samuel Yoder, Vernon Yoder, and Jacob Yoder to an iron pin set;
4. **S 01 degrees 31'20" E a distance of 395.21 feet** through the lands of said Samuel Yoder, Vernon Yoder, and Jacob Yoder to the TRUE PLACE OF BEGINNING.

This parcel contains 2.850 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 627

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on June 21, 2023.

