



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 23.762 acres

Situated in the Township of East Union, T-16 N, R-12 W, Southeast and Northeast Quarter of Section 4, County of Wayne, and State of Ohio:

Also being part of the lands of Matthew 25:16 LLC in O.R. Vol. 949 Page 3179, PPN 27-00966.000.

Commencing at a Vertical Railroad Tie Post found marking the northwest corner of the southeast quarter of section 4 being the TRUE PLACE OF BEGINNING;

Thence with the Following TWENTY-TWO (22) COURSES;

1. **N 00 degrees 52'01" W a distance of 349.38 feet** along the quarter section line to an iron pin set;
2. **N 89 degrees 07'59" E a distance of 98.52 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
3. **S 46 degrees 48'31" E a distance of 246.17 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
4. **S 60 degrees 41'01" E a distance of 76.91 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
5. **S 76 degrees 53'18" E a distance of 648.22 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
6. **S 63 degrees 07'23" E a distance of 571.21 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;

7. **S 44 degrees 33'56" E a distance of 81.56 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
8. **S 28 degrees 25'22" E a distance of 946.15 feet** through the lands of said Matthew 25:16 LLC to a point in the centerline of McQuaid Road (C.R. 416) witnessed by and iron pin set N 28 degrees 25'22" W a distance of 17.60 feet;
9. **S 54 degrees 00'21" W a distance of 279.27 feet** along the north line of Christine E. Mast (O.R. Vol. 452 Page 1458, O.R. Vol. 736 Page 1297, O.R. Vol. 736 Page 1305) and along the centerline of said road to a pipe found;
10. **S 55 degrees 21'47" W a distance of 420.46 feet** along the north lines of Andrew D. Schmidt (O.R. Vol. 653 Page 725) and Bridgestone Farms LLC (O.R. Vol. 885 Page 4860) and along the centerline of said road to a pipe found;
11. **S 80 degrees 42'28" W a distance of 133.95 feet** along the north line of Crickett F. Bowen and Nick Widder (O.R. Vol. 886 Page 4618) and along the centerline of said road to a point;

12. **N 00 degrees 04'18" W a distance of 837.53 feet** through the lands of said Matthew 25:16 LLC to an iron pin set passing over and iron pin set at a distance of 18.36 feet;
13. **N 29 degrees 10'05" E a distance of 41.22 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
14. **N 15 degrees 19'07" E a distance of 206.25 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
15. **N 37 degrees 17'52" E a distance of 71.59 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
16. **N 47 degrees 02'04" E a distance of 156.98 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
17. **N 44 degrees 33'56" W a distance of 75.82 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;

18. **N 63 degrees 07'23" W a distance of 562.68 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
19. **N 76 degrees 53'18" W a distance of 244.94 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
20. **S 00 degrees 04'18" E a distance of 502.27 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
21. **S 89 degrees 28'05" W a distance of 716.05 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
22. **N 00 degrees 48'16" W a distance of 484.16 feet** along the quarter section line to THE TRUE PLACE OF BEGINNING.

This parcel contains 23.762 acres and is subject to all highways, easements, and restrictions of record. Containing 20.720 acres in the southeast quarter of section 4 and 3.042 acres in the northeast quarter of section 4.

Bearings from Survey – Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

All iron pins set are 5/8 inch rebars 30 inches long marked with an orange identification cap “Galbraith 8703”.

See Survey “ XX ” Page 643

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 on November 9, 2023.





Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 20.001 acres "B"

Situated in the Township of East Union, T-16 N, R-12 W, Southeast and Northeast Quarter of Section 4, County of Wayne, and State of Ohio:

Also being part of the lands of Matthew 25:16 LLC in O.R. Vol. 949 Page 3179, PPN 27-00966.000.

Commencing at a Vertical Railroad Tie Post found marking the northwest corner of the southeast quarter of section 4, thence **N 89 degrees 28'04" E a distance of 722.24 feet** along the quarter section line to a point being the TRUE PLACE OF BEGINNING;

Thence with the Following FOURTEEN (14) COURSES;

1. **N 00 degrees 04'18" W a distance of 18.10 feet** through the lands of said Mathew 25:26 LLC to an iron pin set;
2. **S 76 degrees 53'18" E a distance of 244.94 feet** through the lands of said Mathew 25:26 LLC to an iron pin set;
3. **S 63 degrees 07'23" E a distance of 562.68 feet** through the lands of said Mathew 25:26 LLC to an iron pin set;
4. **S 44 degrees 33'56" E a distance of 75.82 feet** through the lands of said Mathew 25:26 LLC to an iron pin set;
5. **S 47 degrees 02'04" W a distance of 156.98 feet** through the lands of said Mathew 25:26 LLC to an iron pin set;

6. **S 37 degrees 17'52" W a distance of 71.59 feet** through the lands of said Mathew 25:26 LLC to an iron pin set;
7. **S 15 degrees 19'07" W a distance of 206.25 feet** through the lands of said Mathew 25:26 LLC to an iron pin set;
8. **S 29 degrees 10'05" W a distance of 41.22 feet** through the lands of said Mathew 25:26 LLC to an iron pin set;
9. **S 00 degrees 04'18" E a distance of 837.53 feet** through the lands of said Mathew 25:26 LLC to a point in the centerline of McQuaid Road (C.R. 416) witnessed by an iron pin set N 00 degrees 04' 18" W at a distance of 18.36 feet;
10. **S 80 degrees 42'28" W a distance of 362.31 feet** along the north lines of Crickett F. Bowen and Nick Widder (O.R. Vol. 886 Page 4618) and Andrew A. and Ada A. Hershberger (O.R. Vol. 892 Page 2372) and along the centerline of said road to a point witnessed by a pipe found N 1 degrees 22'50" W a distance of 19.93 feet;
11. **N 00 degrees 34'23" W a distance of 256.50 feet** along the east line of Alison K. Butzer, Clouse Butzer, and James K. Butzer (O.R. Vol. 681 Page 154) to a 5/8 inch rebar found;
12. **S 85 degrees 09'38" W a distance of 200.70 feet** along the north line of Alison K. Butzer, Clouse Butzer, and James K. Butzer to a 5/8 inch rebar found capped "Gasbarre";
13. **N 00 degrees 04'18" W a distance of 917.02 feet** through the lands of said Mathew 25:26 LLC to an iron pin set;
14. **N 00 degrees 04'18" W a distance of 484.17 feet** through the lands of said Mathew 25:26 LLC to the TRUE PLACE OF BEGINNING.

This parcel contains 20.001 total acres and is subject to all highways, easements, and restrictions of record. Containing 19.985 acres in the southeast quarter of section 4 and 0.016 acres in the northeast quarter of section 4.

Bearings from Survey –Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

All iron pins set are 5/8 inch rebars 30 inches long marked with an orange identification cap “Galbraith 8703”.

See Survey “XX” Page 643

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 on November 9, 2023.





Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 20.001 acres "A"

Situated in the Township of East Union, T-16 N, R-12 W, Southeast Quarter of Section 4, County of Wayne, and State of Ohio:

Also being part of the lands of Matthew 25:16 LLC in O.R. Vol. 949 Page 3179, PPN 27-00966.000.

Commencing at a Vertical Railroad Tie Post found marking the northwest corner of the southeast quarter of section 4, **thence S 00 degrees 48'16" E a distance of 484.16 feet** along the quarter section line to an iron pin set being the TRUE PLACE OF BEGINNING;

Thence with the Following FIVE (5) COURSES;

1. **N 89 degrees 28'05" E a distance of 716.05 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
2. **S 00 degrees 04'18" E a distance of 917.02 feet** through the lands of said Matthew 25:16 LLC to a 5/8 inch rebar found capped "Gasbarre";
3. **S 00 degrees 57'36" E a distance of 267.30 feet** along the east lines of Alison K. Butzer, Clouse Butzer, and James K. Butzer (O.R. Vol. 681 Page 154) and Bethany K. Croskey and Nicholas A. Briski (O.R. Vol. 945 Page 5274) to a point witnessed by a 5/8 inch rebar found capped "Gasbarre" N 00 degrees 57'36" W a distance of 22.20 feet;
4. **S 82 degrees 12'24" W a distance of 710.32 feet** along the north lines of Dwayne E. and Laura K. Yoder (O.R. Vol. 722 Page 778), Levi E. Shrock and Doris A. Shrock, Co-Trustees (O.R. Vol. 928 Page 1226), Doris Shrock (O.R. Vol. 940 Page 2217), and Levis E. Shrock and Doris A.

Shrock, Co-Trustees (O.R. Vol. 928 Page 1230) and along the centerline of McQuaid Road (C.R. 416) to a pipe found witnessed by a 5/8 inch rebar found N 00 degrees 48' 16" W a distance of 19.61 feet;

5. **N 00 degrees 48' 16" W a distance of 1274.08 feet** along the quarter section line to the TRUE PLACE OF BEGINNING.

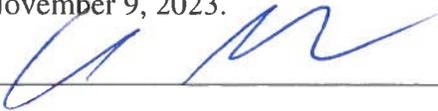
This parcel contains 20.001 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Survey –Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

All iron pins set are 5/8 inch rebars 30 inches long marked with an orange identification cap "Galbraith 8703".

See Survey "XX" Page 643

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 on November 9, 2023.







Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 29.500 acres

Situated in the Township of East Union, T-16 N, R-12 W, Southeast and Northeast Quarter of Section 4, County of Wayne, and State of Ohio:

Also being part of the lands of Matthew 25:16 LLC in O.R. Vol. 949 Page 3179, PPN 27-00966.000.

Commencing at an ODOT Monument found marking the northeast corner of the southeast quarter of section 4, thence **S 89 degrees 28'06" W a distance of 1063.70 feet** along the quarter section line to an ODOT Monument Found being the TRUE PLACE OF BEGINNING;

Thence with the Following TWENTY-ONE (21) COURSES;

1. **S 50 degrees 25'40" E a distance of 143.34 feet** along the south line of State of Ohio (O.R. Vol. 437 Page 721) to an iron pin set;
2. **S 68 degrees 09'35" E a distance of 248.57 feet** along the south line of said State of Ohio to an ODOT Monument found;
3. **thence with a curve turning to the right with a delta angle of 11 degrees 15'00"**, with an arc length of **682.32 feet**, with a radius of **7519.44 feet**, with a chord bearing of **S 55 degrees 22'17" E**, with a chord length of **682.09 feet** along the south line of said State of Ohio to an ODOT Monument found;
4. **S 52 degrees 25'31" W a distance of 252.31 feet** along the north line of Wayne County Commissioners (O.R. Vol. 437 Page 725) to an ODOT Monument found;

5. **S 46 degrees 42'28" W a distance of 200.93 feet** along the north line of said Wayne County Commissioners to a 5/8 inch rebar found;
6. **S 41 degrees 07'31" W a distance of 102.01 feet** along the north line of said Wayne County Commissioners to a 5/8 inch rebar found;
7. **S 22 degrees 15'42" W a distance of 69.40 feet** along the north line of said Wayne County Commissioners to an iron pin set;
8. **S 37 degrees 34'11" E a distance of 18.21 feet** along the south line of said Wayne County Commissioners to a point in McQuaid Rd. (C.R. 416);
9. **S 54 degrees 16'15" W a distance of 54.93 feet** along the north line of Christine E. Mast (O.R. Vol. 452 Page 1458, O.R. Vol. 736 Page 1297, and O.R. Vol. 736 Page 1305) and along the centerline of said road to a pipe found;
10. **S 54 degrees 00'21" W a distance of 197.64 feet** along the north line of Christine E. Mast and along the centerline of said road to a point;
11. **N 28 degrees 25'22" W a distance of 946.15 feet** through the lands of said Matthew 25:16 LLC to an iron pin set passing over and iron pin set at a distance of 17.60 feet;
12. **N 44 degrees 33'56" W a distance of 81.56 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
13. **N 63 degrees 07'23" W a distance of 571.21 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
14. **N 76 degrees 53'18" W a distance of 648.22 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
15. **N 60 degrees 41'01" W a distance of 76.91 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
16. **N 46 degrees 48'31" W a distance of 246.17 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;

17. **S 89 degrees 07'59" W a distance of 98.52 feet** through the lands of said Matthew 25:16 LLC to an iron pin set;
18. **N 00 degrees 52'01" W a distance of 347.99 feet** along the quarter section line to a 3/4 inch rebar found;
19. **S 78 degrees 02'30" E a distance of 288.00 feet** along the south line of State of Ohio (O.R. Vol. 412 Page 1466) to a 3/4 inch rebar found;
20. **thence with a curve turning to the right with a delta angle of 5 degrees 11'57", with an arc length of 1474.47 feet, with a radius of 7509.44 feet, with a chord bearing of S 67 degrees 20'33" E, with a chord length of 1472.10 feet** along the south line of said State of Ohio to an ODOT Monument found;
21. **S 58 degrees 29'00" E a distance of 104.39 feet** along the south line of said State of Ohio to THE TRUE PLACE OF BEGINNING.

This parcel contains 29.500 acres and is subject to all highways, easements, and restrictions of record. Containing 16.694 acres in the southeast quarter of section 4 and 12.806 acres in the northeast quarter of section 4.

Bearings from Survey – Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

All iron pins set are 5/8 inch rebars 30 inches long marked with an orange identification cap "Galbraith 8703".

See Survey " XX " Page 643

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 on November 9, 2023.

