



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

**Description: 1.413 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 part of the lands of David L. Miller and Mary J., Miller (O.R. Vol. 901 Page 5373), PPN 47-01433.000 and the lands of Trustees of Cherry Ridge School District (Deed Vol. 305 Page 510), PPN 47-02302.000.

Commencing at a railroad spike found marking the northwest corner of the southeast quarter of section 34, thence **S 01 degrees 33'50" E a distance of 451.00 feet** along the quarter section line and the centerline of Mt. Eaton Road (S.R. 94) to a point, thence **S 15 degrees 00'45" E a distance of 428.00 feet** along the east lines of Enos E. and Susan A. Hershberger (O.R. Vol. 900 Page 2180), Joseph Dean and Anna Miller (O.R. Vol. 296 Page 376), and along the centerline of said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the Following FOUR (4) COURSES;

1. **N 74 degrees 59'47" E a distance of 204.69 feet** through the lands of said David L. Miller and Mary J. Miller to an iron pin set and passing over an iron pin set at a distance of 23.76 feet;
2. **S 15 degrees 00'45" E a distance of 327.19 feet** through the lands of said David L. Miller and Mary J. Miller to an iron pin set;
3. **S 89 degrees 33'49" W a distance of 211.50 feet** through the lands of said David L. Miller and Mary J. Miller and along the north line of said David L. Miller and Mary J. Miller to a point in said road witnessed by a 5/8 inch rebar found N 89 degrees 33'49" E a distance of 29.95 feet;
4. **N 15 degrees 00'45" W a distance of 274.00 feet** along the east line of Joseph Dean and Anna Miller (O.R. Vol. 296 Page 376) and along the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 1.413 acres and is subject to all highways, easements, and restrictions of record.

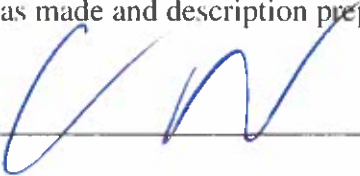
Bearings from – Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

All iron pins set are 5/8 inch rebars with plastic identification cap marked “Galbraith 8703”.

See Survey “XX” Page 705

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Jan. 10, 2024.

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Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

**Description: 0.497 Acres (annexation only)**

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 part of the lands of David L. Miller and Mary J. Miller (O.R. Vol. 901 Page 5373), PPN 47-01433.000.

Commencing at a railroad spike found marking the northwest corner of the southeast quarter of section 34, thence **S 01 degrees 33'50" E a distance of 451.00 feet** along the quarter section line and the centerline of Mt. Eaton Road (S.R. 94) to a point, thence **S 15 degrees 00'45" E a distance of 428.00 feet** along the east lines of Enos E. and Susan A. Hershberger (O.R. Vol. 900 Page 2180), Joseph Dean and Anna Miller (O.R. Vol. 296 Page 376), and along the centerline of said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the Following SIX (6) COURSES;

1. **N 74 degrees 59'47" E a distance of 204.69 feet** through the lands of said David L. Miller and Mary J. Miller to an iron pin set and passing over an iron pin set at a distance of 23.76 feet;
2. **S 15 degrees 00'45" E a distance of 327.19 feet** through the lands of said David L. Miller and Mary J. Miller to an iron pin set;
3. **S 89 degrees 33'49" W a distance of 46.50 feet** through the lands of said David L. Miller and Mary J. Miller to a 5/8 inch rebar found capped "Galbraith";
4. **N 15 degrees 00'45" W a distance of 270.50 feet** along the east line of Trustees of Cherry Ridge School District (Deed Vol. 305 Page 510) to a 5/8 inch rebar found;
5. **S 74 degrees 59'47" W a distance of 159.70 feet** along the north line of said Trustees of Cherry Ridge School District to a point in said road witnessed by a 5/8 inch rebar found N 74 degrees 59'47" E a distance of 29.91 feet;

**6. N 15 degrees 00'45" W a distance of 45.00 feet** along the east line of said Joseph Dean and Anna Miller and along the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 0.497 acres and is subject to all highways, easements, and restrictions of record.

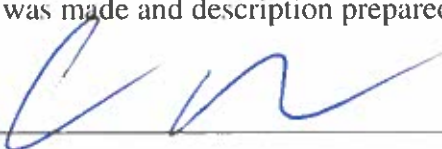
For annexation only.

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 705

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Jan. 10, 2024.





CRD File&gt; G:\My Drive\2019 Survey Data\WORK 2019\13019\13019.crd

PntNo	Bearing	Distance	Northing	Easting	Description
801			388885.09	2191125.04	
	N 74°59'47" E	204.69			
802			388938.08	2191322.75	
	S 15°00'45" E	327.19			
803			388622.06	2191407.50	
	S 89°33'49" W	46.50			
806			388621.70	2191361.00	
	N 15°00'45" W	270.50			
807			388882.97	2191290.94	
	S 74°59'47" W	159.70			
808			388841.63	2191136.68	
	N 15°00'45" W	45.00			
809			388885.09	2191125.02	

Closure Error Distance> 0.0144 Error Bearing> N 82°42'01" W  
Closure Precision> 1 in 72955.8 Total Distance Inversed> 1053.58

Area: 21647.1059 Sq. Feet, 0.4969 Acres

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PntNo	Bearing	Distance	Northing	Easting	Description
801			388885.09	2191125.04	
	N 74°59'47" E	204.69			
802			388938.08	2191322.75	
	S 15°00'45" E	327.19			
803			388622.06	2191407.50	
	S 89°33'49" W	211.50			
804			388620.45	2191196.01	
	N 15°00'45" W	274.00			
805			388885.09	2191125.03	

Closure Error Distance> 0.0062 Error Bearing> N 40°52'44" W  
Closure Precision> 1 in 164245.4 Total Distance Inversed> 1017.38

Area: 61529.0317 Sq. Feet, 1.4125 Acres