



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 14.627 Acres (to go to adjoiner only)

Situated in the Township of East Union, T-16 N, R-12 W, Southwest Quarter of Section 13, County of Wayne, and State of Ohio:

Also being part of the lands of Rodney W. Royer Inc. (Deed Vol. 556 Page 553), Part of PPN 27-01748.000.

Commencing at a 5/8 inch rebar marking the northeast corner of the southwest quarter of section 13, thence **S 86 degrees 30'12" W a distance of 1781.25 feet** along the quarter section line and the centerline of Ely Rd. (T.R. 163) to a railroad spike found, thence **S 00 degrees 47' 53" E a distance of 939.68 feet** along the west lines of Emanuel E. Raber and Esther A. Raber (O.R. Vol. 938 Page 2031) and Eli H. Hershberger and Clara A. Hershberger (O.R. Vol. 938 Page 2104) to an iron pin set and passing over a 5/8 inch rebar found capped "Purdy" at a distance of 30.13 feet being the TRUE PLACE OF BEGINNING;

Thence with the Following FOUR (4) COURSES;

- 1. S 00 degrees 47'53" E a distance of 1047.27 feet** along the west lines of said Eli H. Hershberger and Clara A. Hershberger and Henry A. Troyer and Ella A. Troyer (O.R. Vol. 938 Page 2100) to a 5/8 inch rebar found capped "Gasbarre";
- 2. S 88 degrees 56'16" W a distance of 611.85 feet** along the north line of Aaron E. Troyer and Nettie J. Troyer (O.R. Vol. 898 Page 5936) and Nelson D. Troyer and Bertha D. Troyer (O.R. Vol. 891 Page 5876) to a point;
- 3. N 00 degrees 10'13" W a distance of 1055.29 feet** through the lands of said Rodney W. Royer Inc. to an iron pin set and passing over an iron pin set at a distance of 1.00 feet;
- 4. N 89 degrees 41'32" E a distance of 600.30 feet** through the lands of said Rodney W. Royer Inc. to the TRUE PLACE OF BEGINNING.

This parcel contains 14.627 acres and is subject to all highways, easements, and restrictions of record.

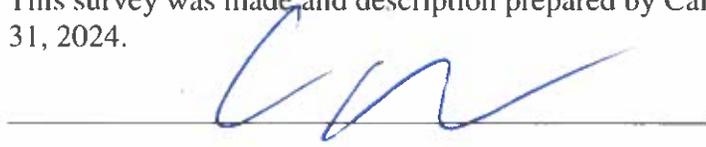
To go to adjoiner only.

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 750

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 on Jan. 31, 2024.





CRD File> G:\My Drive\2024 Survey Data\624\624.crd

PntNo	Bearing	Distance	Northing	Easting	Description
1551			404765.23	2167462.01	
	S 00°47'53" E	1047.27			
1552			403718.07	2167476.60	
	S 88°56'16" W	611.85			
1553			403706.72	2166864.86	
	N 00°10'13" W	1055.29			
1554			404762.01	2166861.72	
	N 89°41'32" E	600.30			
1555			404765.23	2167462.01	

Closure Error Distance> 0.0033 Error Bearing> S 71°27'04" W
Closure Precision> 1 in 1013309.2 Total Distance Inversed> 3314.71

Area: 637128.3815 Sq. Feet, 14.6265 Acres