



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 15.447 Acres (to go to adjoiner)

Situated in the Township of Hopewell, Part of the Southeast Quarter of Section 2, T-18 N, R-15 W, Congress Lands East of the Scioto River, County of Muskingum, and State of Ohio;

Also being part of the lands of Alan L. Miller and Lois M. Miller in O.R. Vol. 3183 Page 581, (PART of PPN 25-70-02-18-000).

Commencing at a 5/8 inch rebar found marking the southeast corner of the southeast quarter of section 2, thence **N 03 degrees 44'27" E a distance of 800.14 feet** along the section line and along Morgan Rd. to a point being the TRUE PLACE OF BEGINNING;

Thence with the Following **SEVEN (7) COURSES**;

1. **N 86 degrees 14'34" W a distance of 2878.34 feet** along the north line of Alan L. Miller and Lois M. Miller (O.R. Vol. 3183 Page 581) to an iron pin set and passing over a 5/8 inch rebar found capped "England" at a distance of 29.94 feet;
2. **N 03 degrees 44'53" E a distance of 886.47 feet** through the lands of said Alan L. Miller and Lois M. Miller to a stone found;
3. **S 86 degrees 55'31" E a distance of 214.98 feet** along the south line of Clinton J. Frame (O.R. Vol. 2860 Page 262) to a 5/8 inch rebar found;
4. **N 86 degrees 01'46" E a distance of 380.14 feet** along the south line of said Clinton J. Frame to a 5/8 inch rebar found;
5. **S 03 degrees 44'53" W a distance of 879.88 feet** along the west line of Jill Marie Gray and Michael John Gray (O.R. Vol. 3156 Page 36) to a 5/8 inch rebar found capped "England";
6. **S 86 degrees 14'10" E a distance of 2286.67 feet** along the south line of said Jill Marie Gray and Michael John Gray to a point on the section line and in said road witnessed by a 5/8 inch rebar found **N 86 degrees 14'10" W a distance of 29.88 feet**;
7. **S 03 degrees 44'27" W a distance of 60.00 feet** along the section line and said road to the TRUE PLACE OF BEGINNING.

Containing 15.447 acres and subject to all easements, right of ways, and restrictions of record.

"Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 25-70-02-19-000."

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