



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.529 Acres (to go to adjoiner)

Situated in the Township of Hopewell, Part of the Northwest 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 Clinton J. Frame in O.R. Vol. 2860 Page 262, (PART of PPN 25-70-02-28-000).

Commencing at a point marking the southwest corner of the northwest quarter of section 2, thence **N 03 degrees 24'26" E a distance of 968.77 feet** along the section line to a 5/8 inch rebar found capped "Galbraith", thence **S 86 degrees 23'30" E a distance of 1540.60 feet** along the south line of Alan L. Miller and Lois M. Miller (O.R. Vol. 3190 Page 771) to a point being the TRUE PLACE OF BEGINNING;

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

1. **N 02 degrees 09'47" E a distance of 380.30 feet** along the east line of said Alan L. Miller and Lois M. Miller to a point witnessed by a 5/8 inch rebar found N 02 degrees 09'47" E a distance of 0.69 feet and passing over a 5/8 inch rebar found at a distance of 2.69 feet;
2. **S 81 degrees 19'30" E a distance of 5.05 feet** along the south line of the State of Ohio (Deed Vol. 562 Page 153), a limited access R/W line of Interstate 70 to a point;
3. **S 81 degrees 10'57" E a distance of 556.30 feet** along the south line of said State of Ohio, a limited access R/W line of Interstate 70 to a point;
4. **N 81 degrees 17'44" E a distance of 132.54 feet** along the south line of said State of Ohio, a limited access R/W line of Interstate 70 to an iron pin set;
5. **S 03 degrees 41'50" W a distance of 357.49 feet** through the lands of said Clinton J. Frame to an iron pin set;
6. **N 86 degrees 23'30" W a distance of 678.38 feet** along the north line of Alan L. Miller and Lois M. Miller (3183 Page 581) to the TRUE PLACE OF BEGINNING.

Containing 5.529 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 25-70-02-08-000."

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