



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description:**            **3.222 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 Alan L. Miller and Lois M. Miller in O.R. Vol. 3183 Page 581, (PART of PPN 25-70-02-08-000).

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 2218.98 feet** along the south lines of Alan L. Miller and Lois M. Miller (O.R. Vol. 3190 Page 771) and Clinton J. Frame (O.R. Vol. 2860 Page 262) to an iron pin set being the TRUE PLACE OF BEGINNING;

Thence with the Following **FOUR (4) COURSES**;

1. **S 86 degrees 23'30" E a distance of 330.55 feet** along the south line of said Clinton J. Frame to a 5/8 inch rebar found;
2. **S 03 degrees 46'19" W a distance of 426.22 feet** along the west line of said Clinton J. Frame to a 5/8 inch rebar found;
3. **N 85 degrees 58'12" W a distance of 330.00 feet** along the north line of said Clinton J. Frame to a 5/8 inch rebar found;
4. **N 03 degrees 41'50" E a distance of 423.79 feet** through the lands of said Alan L. Miller and Lois M. Miller to the TRUE PLACE OF BEGINNING.

Containing 3.222 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 25-70-02-28-000."

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

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