



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.447 Acres (to go to adjoiner)

Situated in the Township of Rich Hill, Southeast Quarter Section 14, T-13 N, R-11 W, Congress Lands East of the Scioto River, County of Muskingum, and State of Ohio:

Also being part of the lands of Scott Walnut Grove Farm, LLC in O.R. Vol. 2667 Page 410, PPN 53-60-14-10-000 (PART of).

Commencing at a 5/8 inch rebar found capped "Harkness" marking the southeast corner of the southeast quarter of section 14, thence **N 87 degrees 59'15" W a distance of 706.08 feet** along the section line to a 5/8 inch rebar found capped "Binkley" being the TRUE PLACE OF BEGINNING;

Thence with the Following SEVEN (7) COURSES;

1. **N 87 degrees 59'15" W a distance of 415.92 feet** along the section line and the north line of Blessing Acre Farms LLC (O.R. Vol. 3164 Page 659) to a 5/8 inch rebar found capped "Binkley";
2. **N 22 degrees 49'45" E a distance of 281.72 feet** along the east line of said Blessing Acre Farms LLC to a 5/8 inch rebar found capped "Harkness";
3. **S 32 degrees 45'15" E a distance of 23.76 feet** along the south line of said Scott Walnut Grove Farm, LLC to a point in Perl Rd. (C.R. 204);
4. **S 23 degrees 32'04" W a distance of 97.31 feet** along the west line of Mary R. Baughman, Trustee (O.R. Vol. 2676 Page 43) and along the centerline of said road to a point;
5. **thence with a curve turning to the left with a delta angle of 108 degrees 17'49", with an arc length of 167.92 feet, with a radius of 88.84 feet, with a chord bearing of S 30 degrees 36'51" E, with a chord length of 144.02 feet,** along the west line of said Mary R. Baughman, Trustee and along the centerline of said road to a point;
6. **S 84 degrees 45'45" E a distance of 266.94 feet** along the south line of said Mary R. Baughman, Trustee and along the centerline of said road to a point;
7. **S 22 degrees 06'30" W a distance of 18.08 feet** along the west line of Mark W. Baughman and Kelly Baughman (O.R. Vol. 2882 Page 165) to the TRUE PLACE OF BEGINNING.

Containing 0.447 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 53-60-14-02-001".