



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 19.457 Acres

Being part Farm Lot 4, Section 20, Alexander Township, T-8 N, R-14 W, Athens County, Ohio, also known as part of the lands of Alan L. Miller and Lois M. Miller in O.R. Vol. 628 Page 1366, (PPN B010010068600).

Described as follows:

Commencing at a stone found marking the southwest corner of Farm Lot 4, **thence N 03 degrees 47'27" E a distance of 425.70 feet** along the quarter section line to a point, **thence S 86 degrees 04'20" E a distance of 1155.46 feet** along the north line of Christopher Lucas (O.R. Vol. 498 Page 263) to a point in C.R. 97 (Pearl Wood Rd.), **thence N 20 degrees 51'19" E a distance of 6.95 feet** along the east line of Steve Dougan (O.R. Vol. 521 Page 1024) and along said road to a point, **thence N 03 degrees 51'44" W a distance of 104.74 feet** along the east line of said Steve Dougan and along said road to a point, **thence N 15 degrees 32'03" W a distance of 79.52 feet** along the east line of said Steve Dougan and along said road to a point, **thence N 36 degrees 28'26" W a distance of 98.14 feet** along the east line of said Steve Dougan and along said road to a point, **thence N 31 degrees 10'07" W a distance of 67.69 feet** along the east line of said Steve Dougan and along said road to a point witnessed by an 5/8 inch rebar found S 85 degrees 34'39" E a distance of 27.58 feet, **thence S 85 degrees 34'39" E a distance of 813.02 feet** along the north line of Rhett Larue (O.R. Vol. 610 Page 1958) to an iron pin set being the TRUE PLACE OF BEGINNING.

Thence with the following **EIGHT (8) COURSES**:

1. **N 03 degrees 56'44" E a distance of 1222.53 feet** through the lands of said Alan L. Miller and Lois M. Miller to a point in said road witnessed by an iron pin set S 03 degrees 56'44" W a distance of 4.54 feet;
2. **N 83 degrees 18'51" E a distance of 47.58 feet** along the south line of James J. Hudnall (O.R. Vol. 287 Page 50) and along said road to a point;
3. **N 83 degrees 18'49" E a distance of 111.62 feet** along the south line of William Clark Hudnall (O.R. Vol. 550 Page 773) and along said road to a point;
4. **S 89 degrees 06'02" E a distance of 249.18 feet** along the south line of James J. Hudnall Jr. (O.R. Vol. 287 Page 50) and along said road to a point;
5. **S 88 degrees 12'10" E a distance of 146.30 feet** along the south line of Mark A. Kantner and Melodie R. Kantner (O.R. Vol. 129 Page 117) and along said road to a point;
6. **S 86 degrees 19'15" E a distance of 120.68 feet** along the south line of said Mark A. Kantner and Melodie R. Kantner and along said road to a point;
7. **S 03 degrees 55'58" W a distance of 1276.79 feet** along the west line of 1st Choice Cabin Rentals, LLC (O.R. Vol. 604 Page 774) to a point witnessed by a 5/8 inch rebar found N 03 degrees 55'58" E a distance of 3.12 feet and passing over a 5/8 inch rebar found at a distance of 30.00 feet;

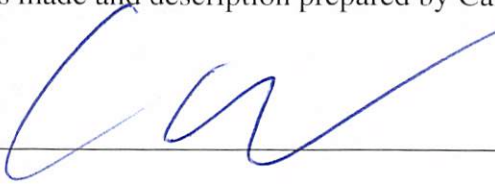
8. N 85 degrees 34'39" W a distance of 672.48 feet along the north line of said Rhett Larue (O.R. Vol. 610 Page 1958) to the TRUE PLACE OF BEGINNING.

This parcel contains 19.457 acres and is subject to all highways, easements, and restrictions of record.

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

All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 Jan. 8, 2026.






Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

FEB 20 2026

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 2/19/26

**Alexander Township
Farm-Lot 4
Sec. 20
T-8 N; R-14 W
Athens County, Ohio**

SURVEYED FOR: Alan Miller

REFERENCES:

Deeds as shown

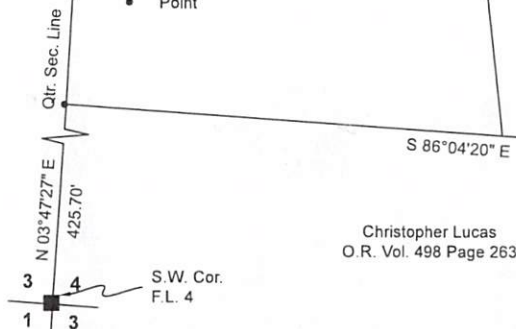
Surveys on file at Athens County Tax Map Office.

Basis of Bearing from Grid North, Ohio State Plane Coordinate System, South Zone, NAD 83.



Scale 1"=200'

- Stone Found
- 5/8" Rebar Found
- ◆ Post Found
- 5/8" Capped Pin Set "Galbraith"
- ▲ R.R. Spk. Found
- Point



Steve Dougan
O.R. Vol. 521 Page 1024

Christopher Lucas
O.R. Vol. 498 Page 263

(Morris Rd.)
T.R. 46

(Pearl Wood Rd.)
C.R. 97

James J. Hudnall
O.R. Vol. 287 Page 50
Wade F. Poffenberger
O.R. Vol. 172 Page 771

(Pearl Wood Rd.)
C.R. 97

William Clark Hudnall
O.R. Vol. 550 Page 773

James J. Hudnall Jr.
O.R. Vol. 287 Page 50

Mark A. Kantner
Melodie R. Kantner
O.R. Vol. 129 Page 117

20.169 Acres
Alan L. Miller
Lois M. Miller
O.R. Vol. 628 Page 1366
PPN B010010068600

19.457 Acres

1st Choice Cabin
Rentals, LLC
O.R. Vol. 604 Page 774

Rhett Larue
O.R. Vol. 610 Page 1958

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 2/19/26



I certify this survey to be correct to the best of my knowledge.

[Signature]
Caleb Jerome Galbraith P.S. 8703
Date: Jan. 8, 2026
Job ID: 20625

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44634
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com

