



Address: 5134 TR 377, Middletown, OH 44654

Phone: 330.251.0197

Description: 25.135 Acres

Situated in the Township of Rich Hill, Part of Section 30, 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 Monroe L. Weaver and Miriam R. Weaver in O.R. Vol. 3301 Page 220, (PART of PPN 53-70-30-06-000, 24.740 acres and PART of PPN 53-70-30-09-001, 0.395 acres).

Commencing at a point marking the center of section 30, thence **N 87 degrees 20'35" W a distance of 990.00 feet** along the quarter section line to a point, thence **S 10 degrees 13'52" W a distance of 1096.45 feet** along the west line of Dale Petroski and Karla Madalin Petroski, Trustees of the Petroski Family Trust (O.R. Vol. 3241 Page 202) to a stone found being the TRUE PLACE OF BEGINNING;

Thence with the Following **TEN (10) COURSES**;

1. **S 75 degrees 37'14" E a distance of 1135.73 feet** along the south line of said Dale Petroski and Karla Madalin Petroski, Trustees of the Petroski Family Trust to a 5/8 inch rebar found capped "Biedenbach";
2. **S 86 degrees 39'20" E a distance of 99.44 feet** along the south line of said Dale Petroski and Karla Madalin Petroski, Trustees of the Petroski Family Trust to a point in Leedom Rd. (T.R. 208) witnessed by a 5/8 inch rebar found capped "Baseline" N 86 degrees 39'20" W a distance of 21.66 feet;
3. **thence with a curve turning to the left with a delta angle of 23 degrees 06'18", with an arc length of 267.25 feet, with a radius of 662.73 feet, with a chord bearing of S 18 degrees 48'40" W, with a chord length of 265.44 feet**, along the west line of Gods View LLC (O.R. Vol. 2901 Page 635) and along said road to a point;
4. **S 07 degrees 35'18" W a distance of 172.31 feet** along the west line of Gods View LLC and along said road to a point;
5. **thence with a curve turning to the left with a delta angle of 25 degrees 15'53", with an arc length of 119.74 feet, with a radius of 271.55 feet, with a chord bearing of S 05 degrees 02'38" E, with a chord length of 118.77 feet**, along the west line of Gods View LLC and along said road to a point;
6. **S 62 degrees 47'34" W a distance of 125.43 feet** through the lands of said Monroe L. Weaver and Miriam R. Weaver to an iron pin set and passing over an iron pin set at a distance of 17.57 feet;
7. **N 87 degrees 06'34" W a distance of 884.01 feet** through the lands of said Monroe L. Weaver and Miriam R. Weaver to an iron pin set;
8. **N 73 degrees 40'52" W a distance of 648.80 feet** through the lands of said Monroe L. Weaver and Miriam R. Weaver to an iron pin set;

9. **N 21 degrees 09'08" E a distance of 697.54 feet** along the east line of Matthew Anderson Janicki (O.R. Vol. 1921 Page 259) to a 5/8 inch rebar found capped "Baseline";

10. **N 88 degrees 13'49" E a distance of 264.00 feet** along the east line of said Matthew Anderson Janicki to the TRUE PLACE OF BEGINNING.

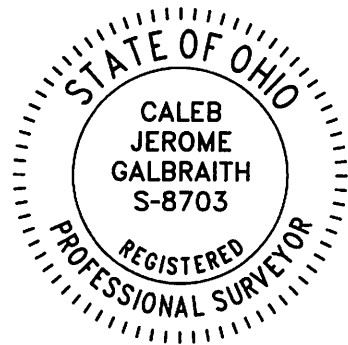
Containing 25.135 acres and subject to all easements, right of ways, and restrictions of record.

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

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

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on December 15, 2025.

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NOT RECORDABLE



DESCRIPTION
APPROVED

By: D.M. Barnhard

1-15-2026

SURVEYED FOR: Kaufman Realty

Deeds as shown

Survey on file at Muskingum County Engineer's Office.

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	662.73'	267.25'	265.44'	S 18°48'40" W	23°06'18"
C2	271.55'	151.29'	149.34'	S 08°22'20" E	31°55'17"
C3	368.21'	321.46'	311.35'	S 01°25'27" W	50°01'18"
C4	559.94'	141.61'	141.23'	S 19°02'08" W	14°29'24"
C6	271.55'	119.74'	118.77'	S 05°02'38" E	25°15'53"
C7	271.55'	31.55'	31.53'	S 21°00'16" E	6°39'24"



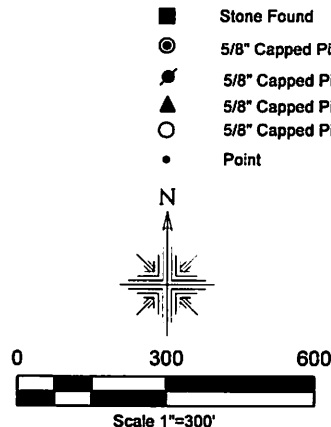
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Job ID: 25025

Pioneer Surveying & Services, LLC.
5434 Township Road 377
Millersburg, Ohio 44654
Phone: 330-231-0497

Email: caleb@pioneersurveyingandservices.com

PI-NEER



**Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.**

25.135 Acres
Monroe L. Weaver
Miriam R. Weaver
O.R. Vol. 3301 Page 220
Part PPN 53-70-30-06-000
(24.740 acres)
(0.259 acres in R/W)

Matthew Anderson Janicki
O.R. Vol. 1921 Page 259

DESCRIPTION
APPROVED

By: D.M. Barnhard
1-15-2026

Glenn M. Kennedy
Jane E. Kennedy
O.R. Vol. 1565 Page 418

Glenn M. Kennedy
Jane E. Kennedy
O.R. Vol. 2445 Page 703

Glenn M. Kennedy
Jane E. Kennedy
O.R. Vol. 1565 Page 418