

# PI-ONEER

Address: 5434 TR 200, Millersburg, OH 44651

Phone: 330.233.0000

**Description: 31.519 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, 30.050 acres and PART of PPN 53-70-30-09-001, 1.469 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, thence **S 88 degrees 13'49" W a distance of 264.00 feet** along the south line of Matthew Anderson Janicki (O.R. Vol. 1921 Page 259) to a 5/8 inch rebar found capped "Baseline", thence **S 21 degrees 09'08" W a distance of 697.54 feet** along the east line of said Matthew Anderson Janicki to an iron pin set being the TRUE PLACE OF BEGINNING;

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

1. **S 73 degrees 40'52" E a distance of 648.80 feet** through the lands of said Monroe L. Weaver and Miriam R. Weaver to an iron pin set;
2. **S 87 degrees 06'34" E a distance of 884.01 feet** through the lands of said Monroe L. Weaver and Miriam R. Weaver to an iron pin set;
3. **N 62 degrees 47'34" E a distance of 125.43 feet** through the lands of said Monroe L. Weaver and Miriam R. Weaver to a point in Leedom Rd. (T.R. 208) witnessed by an iron pin set **S 62 degrees 47'34" W a distance of 17.57 feet**;
4. **thence with a curve turning to the left with a delta angle of 06 degrees 39'24"**, **with an arc length of 31.55 feet, with a radius of 271.55 feet, with a chord bearing of S 21 degrees 00'16" E, with a chord length of 31.53 feet**, along the west line of Gods View LLC (O.R. Vol. 2901 Page 635) and along said road to a point;
5. **thence S 23 degrees 35'14" E a distance of 159.52 feet** along the west line of said Gods View LLC and along said road to a point;
6. **thence with a curve turning to the right with a delta angle of 50 degrees 01'18"**, **with an arc length of 321.46 feet, with a radius of 368.21 feet, with a chord bearing of S 01 degrees 25'27" W, with a chord length of 311.35 feet**, along the west line of Robert B. Johnson and Barbara L. Johnson (O.R. Vol. 2901 Page 643) and along said road to a point;
7. **thence S 26 degrees 16'49" W a distance of 162.29 feet** along the west line of said Robert B. Johnson and Barbara L. Johnson and along said road to a point;

8. **thence with a curve turning to the left with a delta angle of 14 degrees 29'24", with an arc length of 141.61 feet, with a radius of 559.94 feet, with a chord bearing of S 19 degrees 02'08" W, with a chord length of 141.23 feet, along the west line of said Robert B. Johnson and Barbara L. Johnson and along said road to a point;**
9. **N 87 degrees 18'24" W a distance of 1896.13 feet along the section line and the north lines of Glenn M. Kennedy and Jane E. Kennedy (O.R. Vol. 1565 Page 418 and O.R. Vol. 2445 Page 703) to a 5/8 inch rebar found capped "Harkness";**
10. **N 21 degrees 09'08" E a distance of 907.48 feet along the east line of said Matthew Anderson Janicki to the TRUE PLACE OF BEGINNING.**

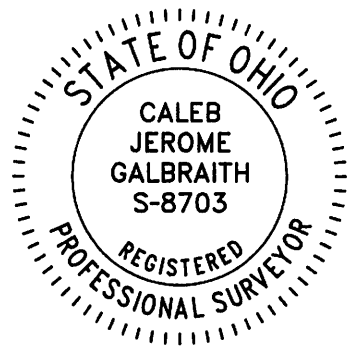
Containing 31.519 acres and subject to all easements, right of ways, and restrictions of record.

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.

**OFFICE COPY**  
**NOT RECORDABLE**



DESCRIPTION  
APPROVED

By: J.H. 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°08'18"
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"

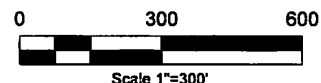


~~I certify this survey to be correct to the best of~~

NOT RECORDED

**Pioneer Surveying & Services, LLC.**  
5434 Township Road 377  
Millersburg, Ohio 44654  
Phone: 330-231-0497  
Email: [caleb@pioneersurveyingandservices.com](mailto:caleb@pioneersurveyingandservices.com)

# PIONEER



- Stone Found
- ◎ 5/8" Capped Pin Found "Biedenbach"
- ⚡ 5/8" Capped Pin Found "Harkness"
- ▲ 5/8" Capped Pin Found "Baseline"
- 5/8" Capped Pin Set "Galbraith"
- Point

**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)**

**31.519 Acres**  
Part PPN 53-70-30-06-000  
(30.050 acres)  
(0.373 acres in R/W)

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

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O.R. Vol. 1565 Page 418

