

PIioneer

Address: 5434 TR 300, Millersburg, OH 44654 Phone: 330.210.0007

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.

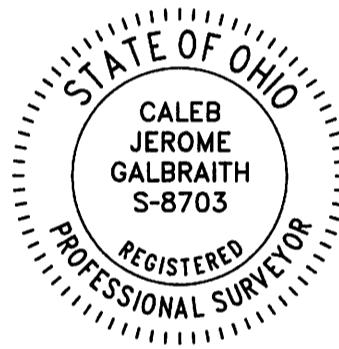
OFFICE COPY
NOT RECORDABLE

DESCRIPTION

APPROVED

By: J.H. Barnhard

1-15-2026



**Rich Hill Township
Sec. 30
T-13 N; R-11 W
Congress Lands East
of the Scioto River
Muskingum County, Ohio**

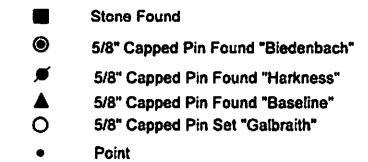
SURVEYED FOR: Kaufman Realty

REFERENCES:

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.



0 300 600

Scale 1"=300'

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°28'24"
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"



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

PIioneer

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 RW)

Survey data and property descriptions from the map:

- Top Boundary:** S 86°39'20" E 99.44' Total
- Top Right Boundary:** 21.66'
- Left Boundary:** Part PPN 53-70-30-09-001 (0.395 acres)
- Top Left Boundary:** S 07°35'18" W 172.31'
- Top Middle Boundary:** N 02°08'44" E 558.01'
- Top Middle Boundary:** S 08°44'20" N 17.57'
- Left Middle Boundary:** S 62°47'34" W 125.43' Total
- Bottom Middle Boundary:** N 02°08'44" E 753.59'
- Bottom Middle Boundary:** S 23°35'14" E 159.52'
- Bottom Right Boundary:** S 26°16'49" W 162.29'
- Bottom Right Boundary:** Robert B. Johns
Barbara L. Johns
O.R. Vol. 2901 Page 2901
- Bottom Right Boundary:** (40' R/W)
Leabom Rd.
(T.R. 208)
- Bottom Left Boundary:** N 02°08'44" E 753.59'
- Bottom Left Boundary:** S 23°35'14" E 159.52'
- Bottom Left Boundary:** S 08°44'20" N 17.57'
- Bottom Left Boundary:** S 62°47'34" W 125.43' Total
- Bottom Left Boundary:** Part PPN 53-70-30-09-001 (1.469 acres)
- Bottom Left Boundary:** S 07°35'18" W 172.31'
- Bottom Left Boundary:** N 02°08'44" E 558.01'
- Bottom Left Boundary:** S 86°39'20" E 99.44' Total

31.519 Acres
Part PPN 53-70-30-06-000
(30.050 acres)
(0.373 acres in RWD)

DESCRIPTION
APPROVED
By: D.M. Barnhard
(-15-207)

Glenn M. Kennedy
Jane E. Kennedy
Q.B. Vol. 1565 Page 418

1896.13' Total
N 87°18'24" W
Glenn M. Kennedy
Jane E. Kennedy
O.R. Vol. 2445 Page 703

Glenn M. Kennedy
Jane E. Kennedy
O.R. Vol. 1565 Page 41