



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 109.758 Acres

Situated in the Township of Brush Creek, Part of the Southwest Quarter of Section 15, T-11 N, R-13 W, Congress Lands East of the Scioto River, County of Muskingum, and State of Ohio;

Also being part of the lands of WHD Property Holdings LLC in O.R. Vol. 3265 Page 160, (PART of PPN 08-15-15-07-000).

Commencing at a stone found marking the southwest corner of the southwest quarter of section 15 being the TRUE PLACE OF BEGINNING;

Thence with the Following **EIGHT (8) COURSES**;

1. **N 03 degrees 24'31" E a distance of 1234.23 feet** along the section line to 5/8 inch rebar found passing over a 5/8 inch rebar found capped "Graves" at a distance of 1020.76 feet;
2. **N 70 degrees 26'48" E a distance of 1500.00 feet** along the south line of Bradley Perry and Tiffany Ludwig (O.R. Vol. 3113 Page 599) to a stone found;
3. **N 03 degrees 03'16" E a distance of 333.66 feet** along the east line of said Bradley Perry and Tiffany Ludwig to an iron pin set;
4. **S 87 degrees 31'29" E a distance of 1184.55 feet** through the lands of said WHD Property Holdings LLC to an iron pin set;
5. **N 02 degrees 30'21" E a distance of 522.47 feet** through the lands of said WHD Property Holdings LLC to an iron pin set;
6. **S 86 degrees 51'19" E a distance of 50.00 feet** along the south line of Lot 13 of Stockdale Ridge Subdivision (Plat Vol. 18 Page 105) of WHD Property Holdings, LLC (O.R. Vol. 3265 Page 160) to a 5/8 inch rebar found capped "Graves" marking the northeast corner of the southwest quarter of section 15;
7. **S 02 degrees 30'21" W a distance of 2652.21 feet** along the quarter section line to a stone found;
8. **N 87 degrees 31'29" W a distance of 2647.39 feet** along the section line to the TRUE PLACE OF BEGINNING.

Containing 109.758 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 July 10, 2025

OFFICE COPY
NOT RECORDABLE



DESCRIPTION
APPROVED

By: D.M. Barnhard
8-21-2025

Brush Creek Township
S.W. Qtr. Sec. 15
T-11 N; R-13 W
Congress Lands East
of the Scioto River
Muskingum County, Ohio
SURVEYED FOR: Kaufman Realty

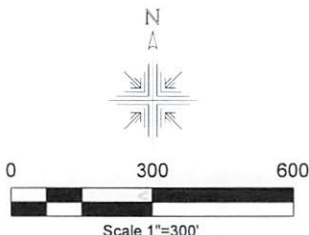
Douglas J. Swartz
Kitty Dianne Swartz
O.R. Vol. 2407 Page 22

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.



Bradley Perry
Tiffany Ludwig
O.R. Vol. 3113 Page 599

- Stone Found
- 5/8" Rebar Found
- 5/8" Rebar Found Capped "Biedenbach"
- 5/8" Rebar Found Capped "Graves"
- 5/8" Capped Pin Set "Galbraith-8703"
- Point

(A) Lot 10
Stockdale Ridge Subdivision
(Plat Vol. 18 Page 105)
Douglas D. Darr
Kathy M. Darr
O.R. Vol. 1825 Page 822

(B) Lot 11
Stockdale Ridge Subdivision
(Plat Vol. 18 Page 105)
Michael Pritchard
Jodi L. Pritchard
O.R. Vol. 1823 Page 648

(C) Lot 12
Stockdale Ridge Subdivision
(Plat Vol. 18 Page 105)
Sherry Lee Rogers
William E. Rogers
O.R. Vol. 2325 Page 627

(D) Sherry Lee Rogers
William E. Rogers
O.R. Vol. 2325 Page 627

(E) State of Ohio Department of Natural Resources
O.R. Vol. 2429 Page 176

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

DESCRIPTION
APPROVED

By: D.A. Barnhard
8-21-2025

109.758 Acres
WHD Property Holdings, LLC
O.R. Vol. 3265 Page 160
Part of PPN 08-15-15-07-000

Joyce August
O.R. Vol. 3241
Page 495

State of Ohio
Department of
Natural Resources
O.R. Vol. 2429
Page 176

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

Email: caleb@pioneersurveyingandservices.com

PIONEER
SURVEYING & SERVICES, LLC



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

**OFFICE COPY
NOT RECORDABLE**
Caleb Jerome Galbraith
Date: July 10, 2025
Job ID: 9325