

DESCRIPTION OF SURVEY FOR BEAR N BEAN, LLC

JOB#2992

Situated in the State of Ohio, County of Muskingum, Township of Newton:

Being part of the Southeast Quarter of Section 15 and Northeast Quarter of Section 22, Township 15, Range 14, of the Congress Lands East of the Scioto River, further **being part of the Bear N Bean LLC**, property recorded in **Official Record Volume 3239, Page 133** of said county's deed records, further **being part of Muskingum County Auditor's Parcel Numbers 47-50-15-36-000 and 47-50-22-29-000**, and more particularly described as follows;

Beginning at a stone (found) at the common corner for Sections 14, 15, 22, and 23 of Newton Township and said Township and Range;

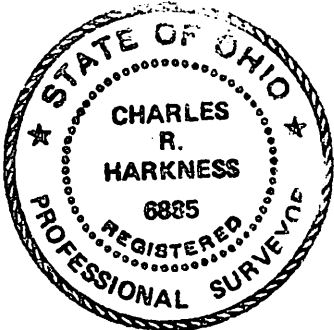
- #1- **THENCE South 03 degrees 17 minutes 16 seconds West 765.98 feet** along the common line for Sections 22 and 23, and for said Bear N Bean, LLC property and for the GLVS Farms, LTD property recorded in Official Record Volume 1782, Page 91 to an iron pin (set);
- #2- **THENCE North 57 degrees 28 minutes 24 seconds West 616.95 feet** into Section 22 and through said Bear N Bean, LLC property to an iron pin (set);
- #3- **THENCE South 29 degrees 21 minutes 58 seconds West 287.08 feet** continuing through said property to an iron pin (set);
- #4- **THENCE South 19 degrees 54 minutes 27 seconds West 490.22 feet** continuing through said property to an iron pin (set);
- #5- **THENCE South 31 degrees 27 minutes 56 seconds West 219.85 feet** continuing through said property to an unmarked point in the center of Yost Road, passing an iron pin (set) at 199.82 feet;
- #6- **THENCE North 56 degrees 26 minutes 04 seconds West 36.99 feet** along said road and common line for said Bear N Bean, LLC property and for the Jesse D Wisecarver and Kyrstin L Kelso property recorded in Official Record Volume 2974, Page 325 to an unmarked point;
- #7- **THENCE South 78 degrees 00 minutes 43 seconds West 94.09 feet, along a curve to the left having a radius of 65.90 feet, and arc length of 104.78 feet, continuing along said road and properties to an unmarked point;**
- #8- **THENCE North 57 degrees 32 minutes 30 seconds West 14.11 feet** leaving said road and through said Bear N Bean, LLC property to an iron pin (set) on the Eastern Right of Way for the Connecting Railroad;
- #9- **THENCE North 28 degrees 54 minutes 03 seconds East 109.74 feet, along a curve to the right having a radius of 5674.44 feet, and arc length of 109.74 feet, along said railroad right of way to an iron pin (set);**
- #10- **THENCE North 29 degrees 21 minutes 58 seconds East 1432.34 feet** continuing along said railroad right of way to an iron pin (set) on the common line for Sections 15 and 22;
- #11- **THENCE South 86 degrees 40 minutes 53 seconds East 6.68 feet** along said Section line and continuing along said railroad right of way to an iron pin (set);
- #12- **THENCE North 29 degrees 21 minutes 58 seconds East 818.44 feet** into Section 15 and continuing along said railroad right of way to an iron pin (set) on the common line for Sections 14 and 15;
- #13- **THENCE South 03 degrees 17 minutes 03 seconds West 735.31 feet** along said Section line and common line for said Bear N Bean, LLC property and for the Jonathan Dean Stottsberry property recorded in Official Record Volume 3186, Page 325 to the place of beginning, containing **3.047 acres in Section 15 being part of Parcel Number 47-50-15-36-000 and 8.977 acres in Section 22 being part of Parcel Number 47-50-22-29-000 for a total of 12.024 acres** of which 0.07 acres are within the assumed 40 foot right of way for Yost Road.

This property is being conveyed pursuant to ORC 711.133 as Agricultural and Personal Recreation Use ONLY. No Residential or Commercial use shall be permitted on this real estate.

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar 30 inches long with identification cap C R Harkness PS 6885).

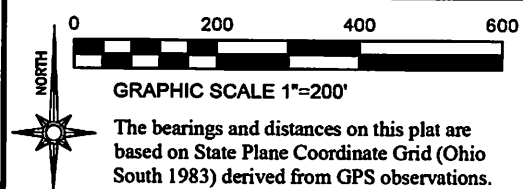
This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed March 2026 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record unless otherwise indicated.

OFFICE COPY
Charles R. Harkness
Charles R. Harkness PLS #6885
NOT RECORDED



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
4/24/26
DATE

DESCRIPTION
APPROVED
By: *D.M. Barnhard*
4-24-2026



- LEGEND**
- PIN (SET) 5/8" REBAR 30" LONG CAPPED (C R HARKNESS PS #6885)
 - PIN FOUND 5/8" REBAR UNLESS NOTED
 - IRON PIN FOUND CAPPED 6885 HARKNESS
 - FOP FOUND OUT OF POSITION NOT USED
 - STONE FOUND
 - POINT UNMARKED
 - LANDHOOK

N 03°17'03" E 1917.35'
To Pin Found Qtr Sec Corner

Devon Miller & Lisa M Miller
OR Vol. 3316, Page 192.

Situated in the State of Ohio, County of Muskingum, Township of Newton:
Being part of the Southeast Quarter of Section 15 and Northeast Quarter of Section 22, Township 15, Range 14, of the Congress Lands East of the Scioto River, further being part of the Bear N Bean, LLC property recorded in Official Record Volume 3239, Page 133 of said county's deed records, further being part of Muskingum County Auditor's Parcel Numbers 47-50-15-36-000 and 47-50-22-29-000:

SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax Maps and OGRIP Orthophotos of the area.
All other references are shown or listed.
Note #1- Note #1- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor For the surveyed area - 1.00005549019308.
Note #2- Val Maps V.11/23 and V.11/25 Connecting Railway Formerly (Cleveland, Akron and Cincinnati Railroad) (Pennsylvania Company Zanesville Division) (Conrail).
Note #3- This property is being conveyed pursuant to ORC 711.133 as Agricultural and Personal Recreation Use ONLY. No Residential or Commercial use shall be permitted on this real estate.

Bear N Bean, LLC
OR Vol. 3239, Page 133.
Parcel Number 47-50-15-36-000

Jonathan Dean Stottsberry
OR Vol. 3186, Page 325.

N 86°40'53" W 2753.14'
To Calculated Qtr Section Corner

Sec 15
Sec 22

Sec 15
Sec 22

Sec 14
Sec 23

NUMBERED CALLS MATCHING DESCRIPTION CALLS					
CALL	BEARING	CHORD LEN	C-DIR	RADIUS	ARC LEN
6	N 56°28'04" W	36.99'			
7	S 78°00'43" W	94.09'	LEFT	65.90'	104.78'
8	N 57°32'30" W	14.11'			
9	N 28°54'03" E	109.74'	RIGHT	5674.44'	109.74'

DESCRIPTION
APPROVED
By: *D.M. Barnard*
4-24-2026

Bear N Bean, LLC
OR Vol. 3239, Page 133.
Parcel Number
47-50-22-29-000

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

4/24/26

0.07 Acres in Assumed 40' RW

Abandoned Side Track

Passing 199.82'

Passing 580.47'

Passing 579.49'

Passing 1326.40'

To 1/2" Pin Found at Qtr Sec Cor

S 03°17'16" W 1905.33'

S 31°27'56" W 219.85'

S 19°54'27" W 490.22'

N 29°21'58" E 1432.34'

S 29°21'58" W 287.08'

50' Wide

78' RW

90' RW

N 29°21'58" E 818.44'

N 03°17'03" E 1917.35'

Total 12.024 Acres

8.977 Acres
Bear N Bean, LLC
OR Vol. 3239, Page 133.
Part of Parcel Number
47-50-22-29-000

Bear N Bean, LLC
OR Vol. 3239, Page 133.
Parcel Number 47-50-22-29-000

GLVS Farms, LTD
OR Vol. 1782, Page 91.

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OR Vol. 1782, Page 91.

This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the parcel surveyed and does not show any apparent easements or encumbrances unless otherwise indicated.

OFFICE COPY
Charles R. Harkness
NOT RECORDED



SURVEY FOR:		Member	
Bear N Bean, LLC		HARKNESS SURVEYING & MAPPING, INC. Member	
8205 OLD TOWN ROAD		ROSEVILLE, OHIO 43777	
PHONE/FAX (740) 849-0122		NSPS Since 2014	
SURVEYED: March 2026		DRAWN: 4/11/2026	
Job Number		Drawing/Sheet	
Job#2992		Plat #01	