

DESCRIPTION OF SURVEY FOR YODER AND SONS HOLDINGS, LLC JOB#2949

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

Being part of the Southwest Quarter, Section 20, Township 15, Range 14, of the Congress Lands East of the Scioto River, further **being part of** the Yoder and Sons Holdings, LLC property recorded in **Official Record Volume 3244, Page 814** of said county's deed records, further **being part of** Muskingum County Auditor's **Parcel Number 47-70-20-01-000**, and more particularly described as follows;

- #1- Beginning at a concrete monument (found) at the Center of Section 20;
THENCE South 02 degrees 32 minutes 15 seconds West 2645.92 feet along the common line for the Southwest and Southeast Quarters of Section 20 and through said Yoder and Sons Holdings, LLC property to an unmarked common corner for said Quarters Sections and for the Northeast and Northwest Quarters of Section 29 of Newton Township, and said Township and Range, passing an iron pin (set) at 2620.92 feet;
- #2- **THENCE North 86 degrees 26 minutes 58 seconds West 668.45 feet** along the common line for Sections 20 and 29 to a concrete monument (found) at a common corner for said Yoder property and for the MAG Land LTD property recorded in Official Record Volume 2977, Page 505, passing an iron pin (set) at 35.00 feet;
- #3- **THENCE North 02 degrees 46 minutes 27 seconds East 2636.63 feet** crossing said Southwest Quarter of Section 20 and along a common line for said Yoder and Mag properties to a concrete monument (found) on the common line for the Southwest and Northwest Quarters of Section 20;
- #4- **THENCE South 87 degrees 14 minutes 41 seconds East 657.46 feet** along said Quarter Section line and continuing along said properties to the place of beginning, **containing 40.20 acres.**

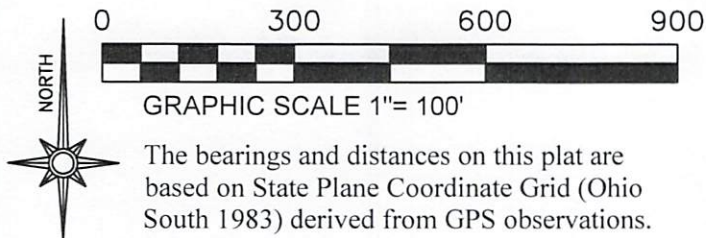
The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar 30 inches long with identification cap (C.R.Harkness P.S.6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on May 8, 2025 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
NOT RECORDABLE

DESCRIPTION
APPROVED
By: *D.M. Barnhart*
5-20-2025



Jeffrey Moore &
Kathy I Moore
OR Vol. 1841,
Page 173.

LEGEND

- PIN (SET) 5/8" REBAR 30" LONG
CAPPED (C R HARKNESS PS #6885)
- ⊙ CONCRETE MONUMENT FOUND
- △ POINT UNMARKED
- LANDHOOK

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Township of Newton:

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Township 15, Range 14, of the Congress Lands East
of the Scioto River, further **being part of** the Yoder
and Sons Holdings, LLC property recorded in
Official Record Volume 3244, Page 814 of said
county's deed records, further **being part of**
Muskingum County Auditor's **Parcel Number**
47-70-20-01-000:

DESCRIPTION
APPROVED

By: D.M. Barnhard
5-20-2025

MAG Land LTD
OR Vol. 2977, Page 505.

SW Qtr Sec 20

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP
Orthophotos of the area. All other references are
shown or listed.

Note #1- META Data, State Plane Coordinates
Ohio South 1983, 2011 Realization 2010.0
Epoch, GEOID18, GRS1980, Grid to Ground
Scale Factor For Surveyed portion of
Section 20 - 1.00007104919789.

Note #2- Corner located within water.

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 nor easements
of record, unless otherwise indicated.

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Charles R. Harkness PS #6885



Ohio Franklin
Realty, LLC
OR Vol. 2568,
Page 853.

Yoder and Sons
Holdings, LLC
OR Vol. 3244,
Page 814.

*NW Qtr
Sec 29*

*NE Qtr
Sec 29*

MAG Land LTD
OR Vol. 2977, Page 505.

NW Qtr Sec 20

NE Qtr Sec 20

Center Sec 20

POB

40.20 Acres
Yoder and Sons
Holdings, LLC
OR Vol. 3244,
Page 814.
Part of Parcel Number
47-70-20-01-000

Yoder and Sons
Holdings, LLC
OR Vol. 3244,
Page 814.

SE Qtr Sec 20

0.15' Right of
Line At 229.91'

passing
35.00'

Passing 2620.92'

N 86°26'58" W 668.45'

See Note 2

SURVEY FOR:

**Yoder and Sons
Holdings, LLC**

Member



Starting 1975

HARKNESS SURVEYING & MAPPING, INC. Member

8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122



NSPS
Since 2014

SURVEYED: 5/8/25

DRAWN: 5/13/25

Job Number
Job#2949

Drawing/Sheet
Plat #01