

DESCRIPTION OF SURVEY FOR YODER AND SONS HOLDINGS, LLC JOB#2983-1

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

Being part of 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 North 02 degrees 51 minutes 02 seconds East 298.27 feet along the common line for the Northeast and Northwest Quarters of Section 20 and a common line for said Ohio Franklin Realty, LLC property recorded in Official Record Volume 2568, Page 853 and the MAG Land LTD property recorded in Official Record Volume 2977, Page 505 to an iron pin (found) at a corner of the Jeffrey Moore and Kathy I Moore property recorded in Official Record Volume 1841, Page 173;
- #2- **THENCE South 87 degrees 51 minutes 33 seconds East 1272.65 feet** into the Northeast Quarter of Section 20 and along said Ohio Franklin Realty, LLC and Moore properties to an unmarked point in the roadbed of Huggins Road, passing an iron pin (found) at 1263.61 feet;
- #3- **THENCE South 10 degrees 51 minutes 52 seconds East 74.86 feet** within said roadbed and along a common line for said Ohio Franklin Realty, LLC property and for the Land Hunt LLC property recorded in Official Record Volume 2860, Page 517 to an unmarked point;
- #4- **THENCE South 21 degrees 07 minutes 12 seconds East 33.54 feet** continuing within said roadbed and along said properties to an unmarked point;
- #5- **THENCE South 34 degrees 28 minutes 55 seconds East 36.18 feet** continuing within said roadbed and along said properties to an unmarked point;
- #6- **THENCE South 40 degrees 04 minutes 07 seconds East 105.00 feet** continuing within said roadbed and along said properties to an unmarked point;
- #7- **THENCE South 34 degrees 17 minutes 08 seconds East 103.34 feet** continuing within said roadbed and along said properties to an unmarked point, crossing into the Southeast Quarter of Section 20 at 87.90 feet;
- #8- **THENCE South 31 degrees 45 minutes 48 seconds East 145.02 feet** continuing within said roadbed and along said properties to an unmarked point;
- #9- **THENCE South 35 degrees 55 minutes 59 seconds East 197.20 feet** continuing within said roadbed and along said properties to an unmarked point from which an iron pin (found capped 7113 Linn) bears for reference North 20 degrees 16 minutes 11 seconds West 60.41 feet;
- #10- **THENCE South 41 degrees 11 minutes 58 seconds East 117.65 feet** continuing within said roadbed and along said properties to an unmarked point from which iron pins (found capped 7881 Biedenbach) for reference bear North 25 degrees 14 minutes 47 seconds East 30.00 feet and 130.13 feet;
- #11- **THENCE South 56 degrees 16 minutes 37 seconds East 70.73 feet** continuing within said roadbed and along said properties to an unmarked point;
- #12- **THENCE South 82 degrees 00 minutes 55 seconds East 68.64 feet** continuing within said roadbed and along said properties to an unmarked point;
- #13- **THENCE South 88 degrees 31 minutes 50 seconds East 114.25 feet** continuing within said roadbed and along said properties to an unmarked point;
- #14- **THENCE South 83 degrees 57 minutes 36 seconds East 152.96 feet** continuing within said roadbed and along said properties to an unmarked point;
- #15- **THENCE South 79 degrees 42 minutes 29 seconds East 155.36 feet** continuing within said roadbed and along said properties to an unmarked point;
- #16- **THENCE South 78 degrees 34 minutes 41 seconds East 178.95 feet** continuing within said roadbed and along said properties to an unmarked point;
- #17- **THENCE South 27 degrees 29 minutes 28 seconds West 111.98 feet** leaving said road and through said Yoder property to an iron pin (set), passing an iron pin (set) at 19.94 feet;
- #18- **THENCE South 22 degrees 30 minutes 38 seconds West 316.00 feet** continuing through said property to an iron pin (set);
- #19- **THENCE South 13 degrees 21 minutes 12 seconds West 130.86 feet** continuing through said property to an iron pin (set);
- #20- **THENCE South 05 degrees 11 minutes 47 seconds West 173.19 feet** continuing through said property to an iron pin (set);
- #21- **THENCE South 23 degrees 44 minutes 34 seconds West 349.89 feet** continuing through said property to an iron pin (set);
- #22- **THENCE South 08 degrees 58 minutes 18 seconds West 134.35 feet** continuing through said property to an iron pin (set);

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- #23- **THENCE South 08 degrees 26 minutes 48 seconds East 548.03 feet** continuing through said property to an iron pin (set);
- #24- **THENCE South 79 degrees 52 minutes 47 seconds West 2303.10 feet** continuing through said property to the unmarked common corner for the Southeast Quarter and Southwest Quarters of Section 20 and Northeast and Northwest Quarters of Section 29 of Newton Township and said Township and Range;
- #25- **THENCE North 02 degrees 32 minutes 15 seconds East 2645.92 feet** along the common line for the Southeast and Southwest Quarters of Section 20 and common line for said Yoder property and for the MAG Land LTD property recorded in Official Record Volume 3285, Page 930 to the place of beginning, passing an iron pin (found capped 6885 Harkness) at 25.00 feet, containing **127.87 Acres**, of which 0.72 acres are within the right of way for Huggins Road (Township Road #89).

ALSO EASEMENT GRANTED

Granting an easement 50 feet wide along and East of the Eastern lines numbered 17 through 23 of the above described 127.87 acre parcel extending South from Huggins Road (Township Road 89) 1764.30 feet;

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) is 5/8" rebar 30 inches long with identification cap (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed September 30, 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.

Charles R. Harkness PLS #6885

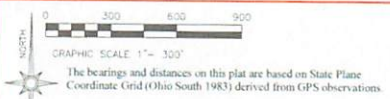


DESCRIPTION

APPROVED

By: D.A. Barnhard

10-17-2025



LEGEND

- IRON PIN SET 5/8" REBAR 30" LONG CAPPED C R HARKNESS PLS6885
- IRON PIN FOUND 5/8" REBAR UNLESS NOTED
- ⊙ IRON PIN FOUND CAPPED 7113 LINN
- ⊙ PIN FOUND CAPPED 7881 BIEDENBACH
- ⊙ PIN FOUND CAPPED 6885 HARKNESS
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ CALCULATED POINT UNMARKED
- ⊙ LAND HOOK

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

SURVEY 1

Being part of 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.

EASEMENT

Granting an easement 50 feet wide along and East of lines numbered 17 through 23 of the 127.87 acre parcel extending South from Huggins Road (Township Road 89) 1764.30 feet.

SURVEY 2

Being part of Section 20 and 29, 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 all of Muskingum County Auditor's Parcel Number 47-86-29-05-000 and part of Auditor's Parcel Number 47-70-20-01-000.

SUBJECT TO AN EASEMENT

Subject to an easement 50 feet wide along and East of lines numbered 9 through 15 of the 148.00 acre parcel extending South from Huggins Road (Township Road 89) 1764.30 feet.

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area.
General Note: Surveys 1 and 2 contain all of Parcel 47-70-20-01-000.
Note #1: METADATA Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOD18, GRS1980, Grid to Ground Scale Factor For surveyed portions of Sections 20, 21, 28, and 29 - 1.0000685329034.
Note #2: Calls within Huggins Roadbed are based on a Timothy Linn PLS 7113 Survey of the Ohio Franklin Realty property North and South of the road and a Gregory Biedenbach PLS 7881 division Survey North of the road. Current roadbed in poor condition and previous centerlines could not be verified.
Note #3: Quarter Section corner established from Biedenbach Survey North of road.

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

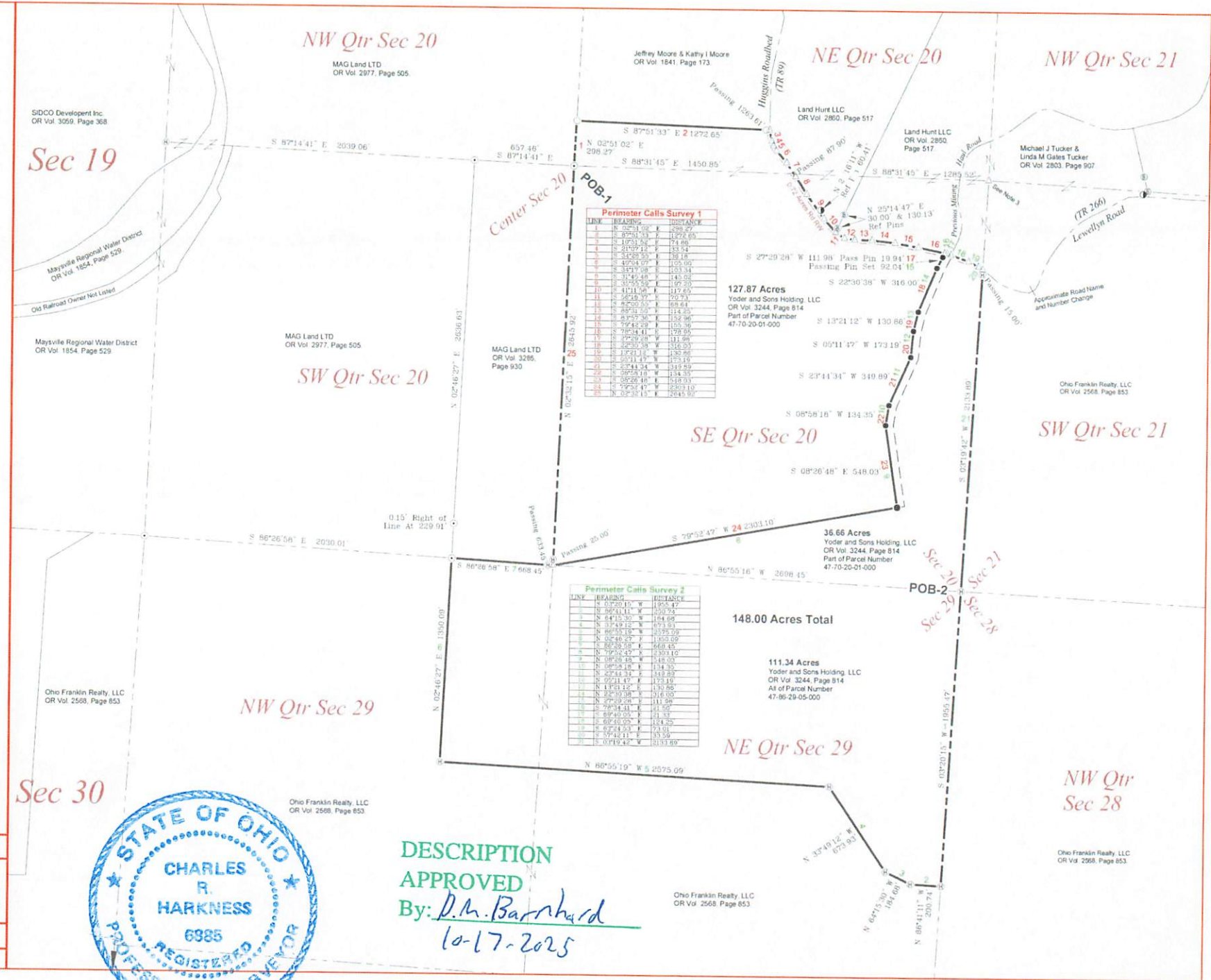
OFFICIAL COPY
NOT RECORDEABLE
Charles R. Harkness
Surveyor

Survey For: **Yoder & Sons Holdings, LLC**

Member
HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122
Starting 1975
NSPS
Since 2014

Survey Date: Sep 30, 2025 Drawn: Oct 8, 2025

Job# 2983 Sheet 1 Division & Easement



DESCRIPTION
APPROVED

By: D.M. Barnhard
10-17-2025