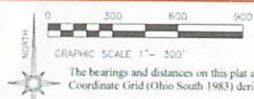


DESCRIPTION OF SURVEY FOR YODER AND SONS HOLDINGS, LLC JOB#2983-2

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

Being part of Sections 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 part of Muskingum County Auditor's Parcel Number 47-70-20-01-000, and all of Auditor's Parcel Number 47-86-29-05-000**, and more particularly described as follows;

- Beginning at an iron pin (found capped 6885 Harkness) at the common corner for Sections 20, 21, 28 and 29 of Newton Township and said Township and Range;
- #1- **THENCE South 03 degrees 20 minutes 15 seconds West 1955.47 feet** along the common line for said Sections 28 and 29 and for said Yoder property and the Ohio Franklin Realty, LLC property recorded in Official Record Volume 2568, Page 853 to an iron pin (found capped 6885 Harkness);
 - #2- **THENCE North 86 degrees 41 minutes 11 seconds West 200.74 feet** into Section 29 and continuing along said properties to an iron pin (found capped 6885 Harkness);
 - #3- **THENCE North 64 degrees 15 minutes 30 seconds West 184.68 feet** continuing along said properties to an iron pin (found capped 6885 Harkness);
 - #4- **THENCE North 33 degrees 49 minutes 12 seconds West 673.93 feet** continuing along said properties to an iron pin (found capped 6885 Harkness);
 - #5- **THENCE North 86 degrees 55 minutes 19 seconds West 2575.09 feet** continuing along said properties to an iron pin (found capped 6885 Harkness);
 - #6- **THENCE North 02 degrees 46 minutes 27 seconds East 1350.09 feet** continuing along said properties to a concrete monument (found) on the common line for Sections 20 and 29 further being a corner of the MAG Land LTD property recorded in Official Record Volume 2977, Page 505;
 - #7- **THENCE South 86 degrees 26 minutes 58 seconds East 668.45 feet** along said Section line and common line for said Yoder property and for the MAG Land LLC property recorded in Official Record Volume 3285, Page 930 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, passing an iron pin (found capped 6885 Harkness) at 633.45 feet;
 - #8- **THENCE North 79 degrees 52 minutes 47 seconds East 2303.10 feet** into Section 20 and through said Yoder property to an iron pin (set);
 - #9- **THENCE North 08 degrees 26 minutes 48 seconds West 548.03 feet** continuing through said property to an iron pin (set);
 - #10- **THENCE North 08 degrees 58 minutes 18 seconds East 134.35 feet** continuing through said property to an iron pin (set);
 - #11- **THENCE North 23 degrees 44 minutes 34 seconds East 349.89 feet** continuing through said property to an iron pin (set);
 - #12- **THENCE North 05 degrees 11 minutes 47 seconds East 173.19 feet** continuing through said property to an iron pin (set);
 - #13- **THENCE North 13 degrees 21 minutes 12 seconds East 130.86 feet** continuing through said property to an iron pin (set);
 - #14- **THENCE North 22 degrees 30 minutes 38 seconds East 316.00 feet** continuing through said property to an iron pin (set);
 - #15- **THENCE North 27 degrees 29 minutes 28 seconds East 111.98 feet** continuing through said property to an unmarked point in the roadbed of Huggins Road (Township Road 89), passing an iron pin (set) at 92.04 feet;
 - #16- **THENCE South 78 degrees 34 minutes 41 seconds East 21.50 feet** within said road and along a common line for said Yoder property and for the Land Hunt LLC property recorded in Official Record Volume 2860, Page 517 to an unmarked point;
 - #17- **THENCE South 69 degrees 40 minutes 05 seconds East 21.33 feet** continuing along said roadbed and properties to an unmarked corner of the Michael J Tucker and Linda M Gates Tucker property recorded in Official Record Volume 2803, Page 907;
 - #18- **THENCE South 69 degrees 40 minutes 05 seconds East 124.25 feet** continuing along said roadbed and along said Yoder and Tucker properties to an unmarked point;
 - #19- **THENCE South 63 degrees 24 minutes 53 seconds East 73.01 feet** continuing along said roadbed and properties to an unmarked point;
 - #20- **THENCE South 57 degrees 42 minutes 11 seconds East 33.59 feet** continuing along said roadbed and properties to an unmarked point on the common line for Sections 20 and 21;



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- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor For surveyed portions of Sections 20, 21, 28, and 29 - 1.00006853529034.

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.

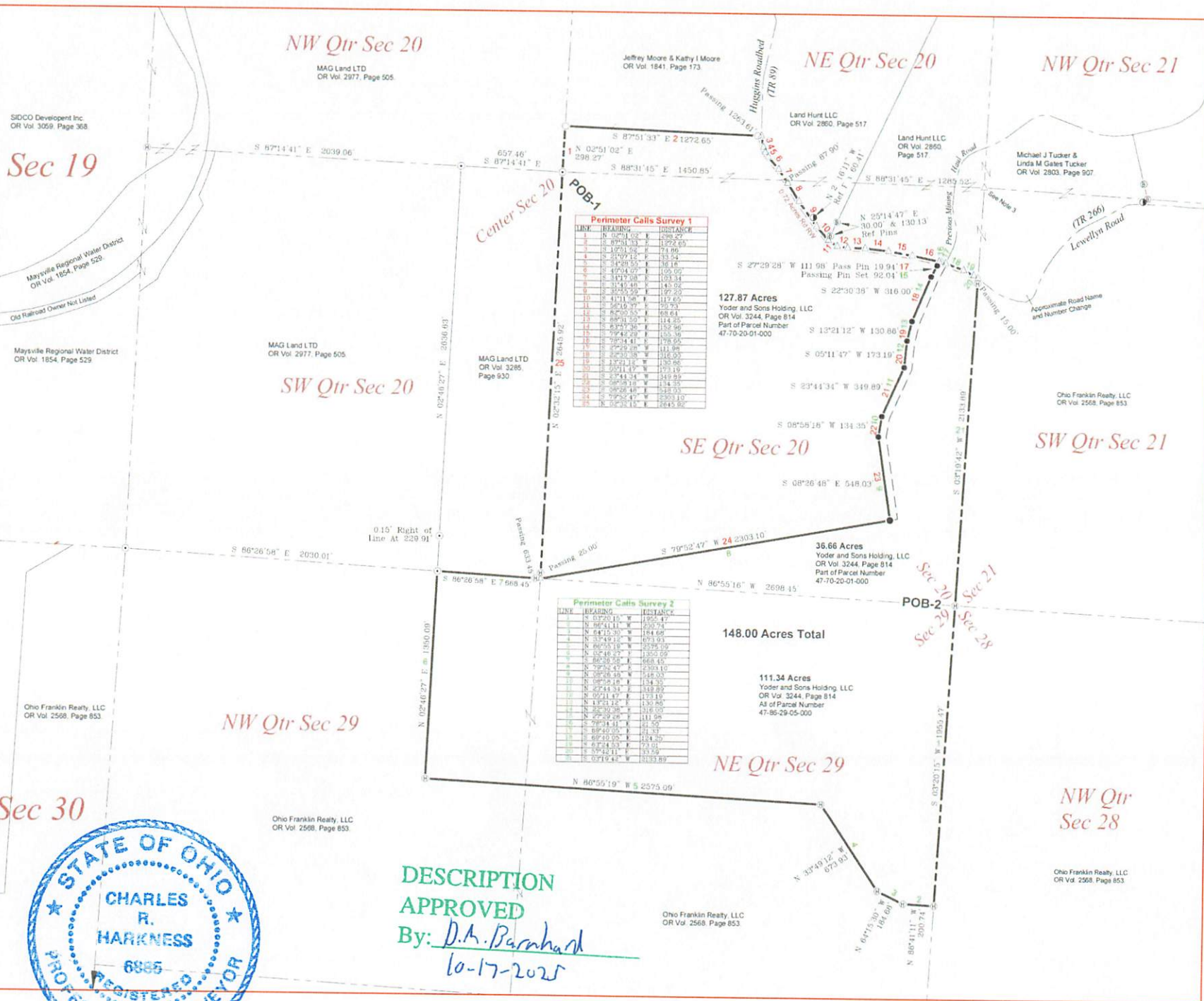
NOT RECORDED
NOT RECORDED

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 I Division & Easement



DESCRIPTION
APPROVED
By: *D.A. Barnhard*
10-17-2025

DESCRIPTION OF SURVEY FOR YODER AND SONS HOLDINGS, LLC JOB#2983-2

#21- THENCE South 03 degrees 19 minutes 42 seconds West 2133.89 feet leaving said road, along said Section line and common line for said Yoder and Ohio Franklin Realty, LLC properties to the place of beginning, containing 36.66 acres in Section 20 further being a part of Parcel Number 47-70-20-01-000 and 111.34 acres in Section 29 being all of Parcel Number 47-86-29-05-000 for a **total of 148.00 Acres**, of which 0.13 acres are within the right of way for Huggins Road (Township Road #89).

SUBJECT TO AN EASEMENT GRANTED

Subject to an easement 50 feet wide East of and along the Western lines numbered 9 through 15 of the above described 148.00 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
Charles R. Harkness RLS #6885



DESCRIPTION

APPROVED

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