GRAPHIC SCALE 1" = 400'

0 400 800 1200

The bearings and distances on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations

LEGEND

- IRON PIN SET 5/8" REBAR 30" LONG CAPPED C R HARKNESS PLS6885
- IRON PIN FOUND 5/8" REBAR UNLESS NOTED
- CALCULATED POINT UNMARKED
- STONE FOUND
- STONE FOUND MARKED
- IRON PIN FOUND CAPPED 6885 HARKNESS
- IRON PIN FOUND CAPPED 6926 EASTHAM
- IRON PIN FOUND CAPPED 6889 HUNNELL
- IRON PIN FOUND CAPPED 7113 LINN
- IRON PIN FOUND CAPPED 7321 NEWCOME
- IRON PIN FOUND CAPPED 8517 McPEEK
- IRON PIN FOUND CAPPED 7135 WALTON
- CONTROL PIN SET (STATE PLAIN COORDINATES LISTED)
- LANE HOOK
- FENCE LINE

SURVEY PERIMETER
Situated in the State of Ohio, County of Muskingum, Township of Rich Hill

Being part of Sections 2, 3, 10, 11, 12, and 14, Township 13, Range 11, of the Congress Lands East of the Scioto River, further being part of the Ohio Franklin Realty LLC property recorded in **Official Record Volume 2594, Page 344** of (and county's deed records), further being all of Muskingum County Auditor's Parcel Numbers **53-10-01-24-000, 53-20-10-05-000, and 53-30-14-02-000 and part of Parcel Numbers 53-30-02-03-000, 53-30-11-01-000, and 53-30-12-04-000**

SURVEYOR'S NOTES AND REFERENCES Muskingum & Guernsey County Tax and GIS Maps and OGRIP Orthophotos of the area.

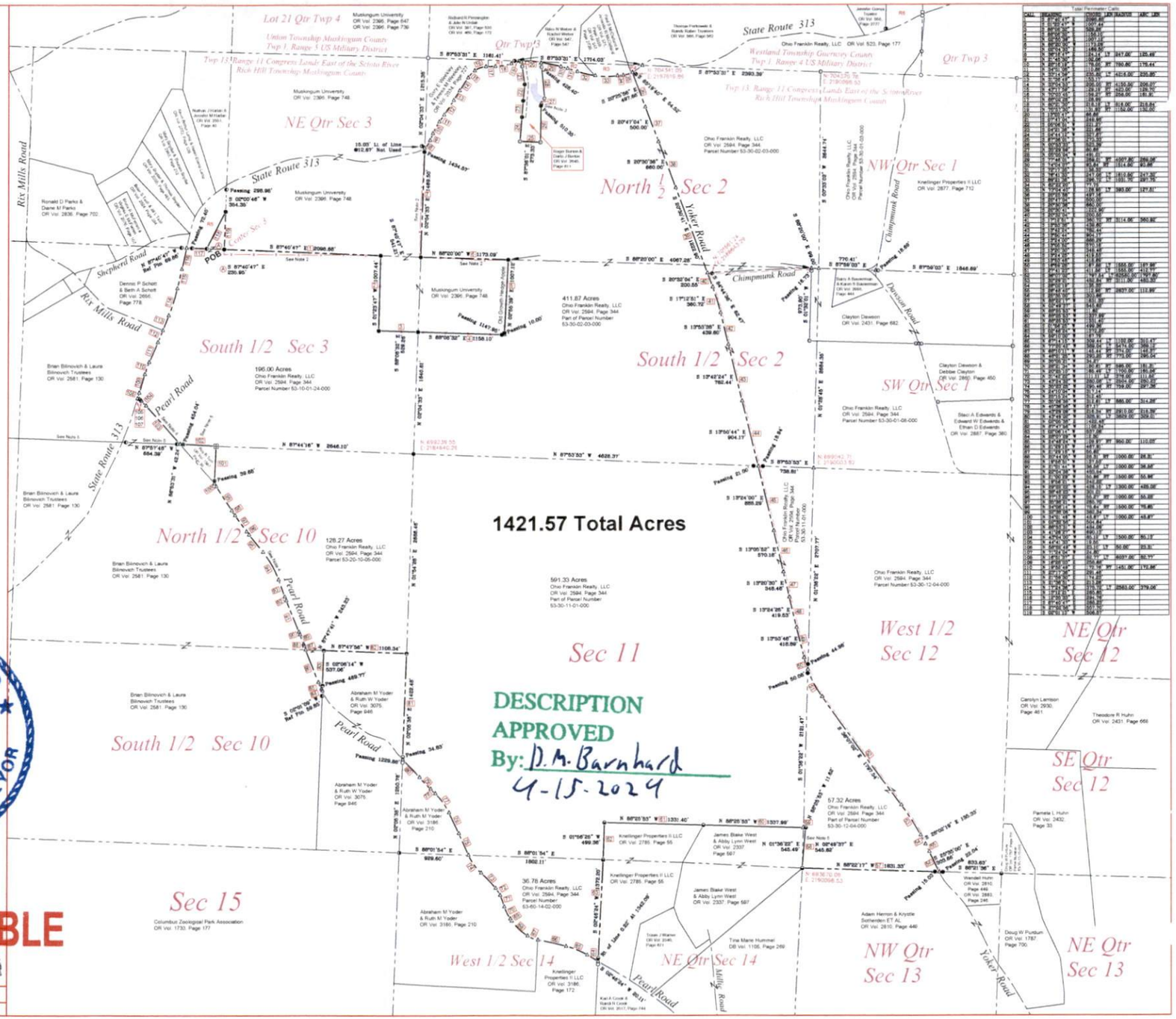
Note #1- MET A Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor For the surveyed portions of Sections 1,2,3,10,11,12, & 14- 1.0000645181846.
Note #2- Fence Lines not along surveyed lines.
Note #3- Corner unascertable within impondment.
Note #4- Earthan Survey of the centerline of Pearl Road was held, based on reference monuments found.
Note #5- Not along Section or Half Section Line.
Note #6- Road Right of Ways SR 313 assumed 60 feet, Yoker Road and Pearl Road 40 feet, occupy 13.96 Acres.

Deed References:
R1- Richard E Pennington & Julie N Urdak OR Vol. 1937, Page 696.
R2- Riley N Weber & Rachel Weber OR Vol. 2728, Page 822.
R3- Paul S McClelland & Amanda W McClelland OR Vol. 2948, Page 455.
R4- Thomas Perkowski & Randy Raber OR Vol. 2885, Page 833.
R5- AEP Generation Resources Inc. OR Vol. 2555, Page 643.
R6- Philip E Kennedy & Sharon D Kennedy Trustees OR Vol. 586, Page 676.

Acreage Breakdown:

All of Parcels		Part of Parcels	
53-10-01-24-000	196.00 Acres	53-30-02-03-000	411.87 Acres
53-20-10-05-000	128.27 Acres	53-30-11-01-000	591.33 Acres
53-30-14-02-000	36.78 Acres	53-30-12-04-000	57.32 Acres

Total of 1421.57 Acres



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

STATE OF OHIO
CHARLES R. HARKNESS
6885
REGISTERED
PROFESSIONAL SURVEYOR

OFFICE COPY
NOT RECORDABLE

Charles Harkness

Surveyed For: Ohio Franklin Realty LLC

HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122

Survey Date: March 22, 2024 Drawn: March 23, 2024

Job# 2850 | Sheet # Rix Mills Boundary West