

0 400 800 1200
GRAPHIC SCALE 1" = 400'
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 6026 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)
- ⌒ LAND HOOK
- FENCE LINE

SURVEY PERIMETER
Situating in the State of Ohio, County of Muskingum, Township of Rich Hill:
Being part of Sections 1, 2, 11, and 12, 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 said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 53-30-01-03-000, and 53-30-01-08-000 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- META 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, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
Note #2- Fence Line not along surveyed line.
Note #3- Not along Section or Half Section Line.
Note #4- Road Right of Ways R 313 assumed 60 feet, Yorker Road, Chimpunk Road, and Pearl Road 40 feet, occupy 8.44 Acres.
Note #5- Area described in prior deed DB Vol. 1136, Page 439 was excluded from Raymond M Roberts survey of now described Larison property.

Deed References:
R1- Richard R 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.
R7- Knellinger Properties II LLC OR Vol. 565, Page 2732.

Acreage Breakdown	
All of Parcels	Part of Parcels
53-30-01-03-000 50.23 Acres	53-30-02-03-000 190.64 Acres
53-30-01-08-000 64.79 Acres	53-30-11-01-000 23.39 Acres
	53-30-12-04-000 315.43 Acres

Total of 653.48 Acres

Perimeter Calls					
CALL	BEARING	CHORD LEN	C-DIR	RADIUS	ARC LEN
1	S 87°53'31" E	1128.28'			
2	S 10°23'24" W	102.82'	LEFT	285.07'	103.39'
3	S 02°41'42" E	158.17'			
4	S 03°51'28" E	155.53'			
5	S 08°08'49" W	214.35'	RIGHT	515.30'	215.93'
6	S 12°19'48" W	245.87'	LEFT	614.40'	249.64'
7	S 09°49'20" W	255.06'	RIGHT	1377.10'	255.43'
8	S 11°45'34" W	301.51'	LEFT	2559.75'	301.68'
9	S 08°23'00" W	167.63'			
10	S 07°52'24" W	134.68'			
11	S 10°26'07" W	184.50'			
12	S 12°06'00" W	154.69'			
13	S 10°50'59" W	89.42'			
14	S 87°59'03" W	770.41'			
15	S 88°20'00" W	99.00'			
16	S 01°32'01" W	973.90'			
17	S 88°23'36" E	99.82'			
18	S 88°23'36" E	1384.11'			
19	S 16°20'35" E	820.00'			
20	S 16°20'35" E	103.23'			
21	S 16°39'42" E	252.34'			
22	S 14°25'07" E	186.39'			
23	S 18°14'51" E	200.67'			
24	S 09°39'35" E	150.21'	LEFT	1061.00'	150.34'
25	S 55°36'51" E	184.85'	LEFT	180.00'	194.12'
26	S 86°30'34" E	45.62'			
27	S 87°53'53" E	385.78'			
28	S 36°36'40" E	2328.44'			
29	S 22°52'58" W	918.79'			
30	N 88°01'25" W	898.38'			
31	S 02°09'01" W	999.49'			
32	S 02°09'01" W	1010.50'			
33	S 02°09'01" W	865.69'			
34	N 88°21'38" W	833.63'			
35	N 25°35'00" W	303.66'			
36	N 28°48'40" W	112.98'	LEFT	2637.00'	112.99'
37	N 28°02'19" W	135.33'	LEFT	3111.00'	483.33'
38	N 32°29'21" W	482.84'	LEFT	3111.00'	483.33'
39	N 36°07'02" W	1797.54'	RIGHT	62580.00'	1797.60'
40	N 27°41'23" W	411.56'	RIGHT	1555.00'	412.77'
41	N 18°59'28" W	167.88'	RIGHT	1555.00'	167.96'
42	N 13°53'48" W	418.89'			
43	N 13°24'25" W	419.53'			
44	N 13°20'30" W	348.48'			
45	N 13°05'52" W	570.18'			
46	N 13°24'00" W	888.29'			
47	N 13°50'44" W	904.17'			
48	N 13°42'24" W	782.44'			
49	N 13°53'38" W	439.60'			
50	N 17°12'51" W	360.72'	LEFT	3114.05'	360.92'
51	N 20°02'04" W	200.55'			
52	N 20°30'41" W	1222.90'			
53	N 20°30'36" W	660.00'			
54	N 20°47'04" W	500.00'			
55	N 20°25'58" W	497.16'			
56	N 88°01'25" E	76.83'	LEFT	393.00'	76.95'
57	N 52°53'49" E	99.58'			
58	S 87°53'31" E	2393.39'			

Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.

Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.
Abraham M Yoder & Ruth M Yoder OR Vol. 3186, Page 210.

DESCRIPTION
APPROVED
By: *Charles R. Harkness*
7-11-2016

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.

OFFICE COPY
Charles R. Harkness PLS #6885

Survey For: Ohio Franklin Realty LLC

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

Starting 1975

Survey Date: April 9, 2024 Drawn: April 10, 2024

Job# 2850 Sheet # Rix Mills Boundary East



Sec 22