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 PL 6885
- 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 6885 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
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 15, 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 53-10-01-24-000, 53-20-10-05-000, and 53-60-14-02-000 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- 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 1,2,3,10,11,12, & 14- 1.0000645181874б.
Note #2- Fence Line not along surveyed line.
Note #3- Corner inaccessible within impoundment.
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 50' 313 assumed 40 feet, Yoker Road and Pearl Road 40 feet, occupy 13.06 Acres.

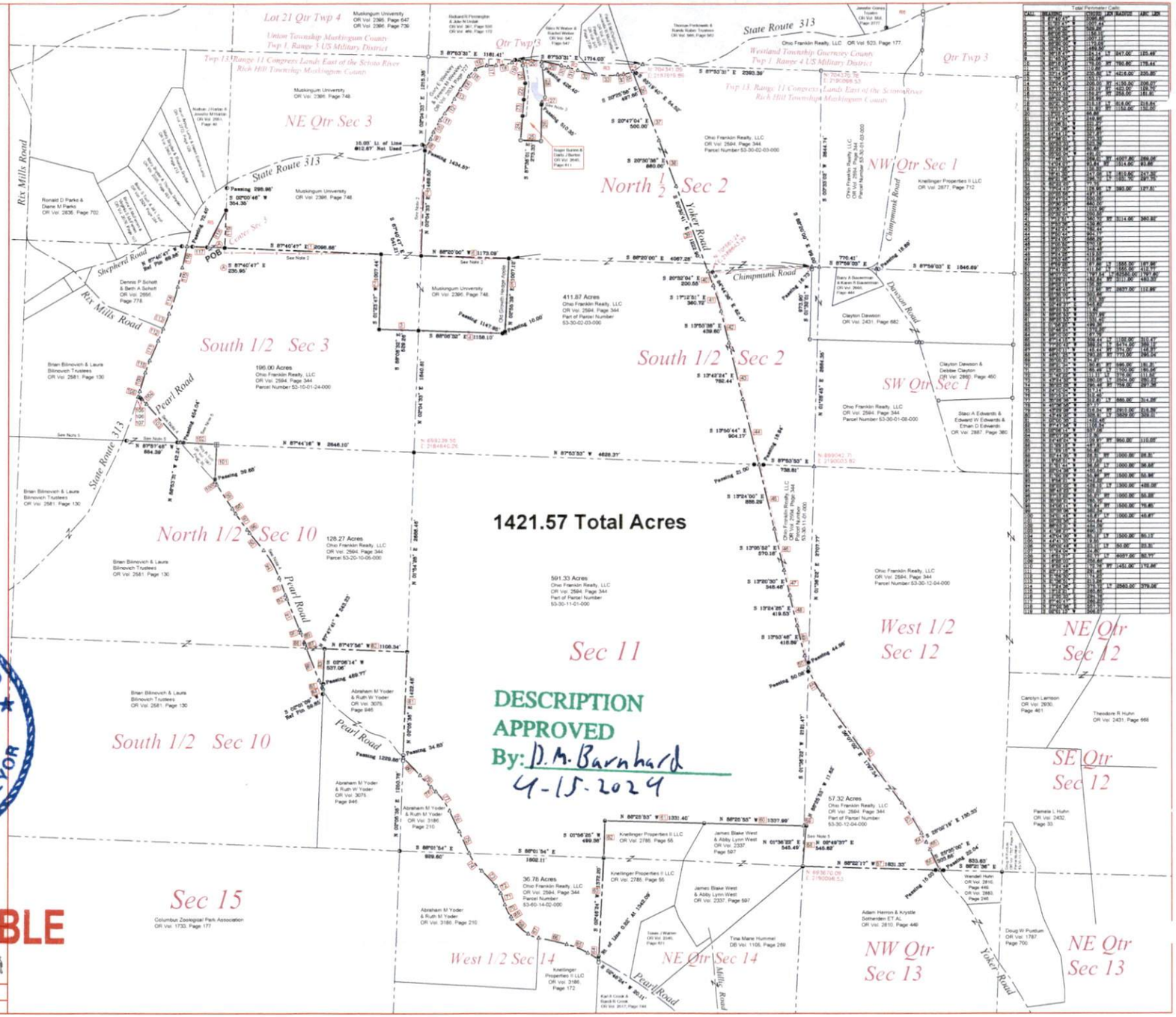
Deed References:
R1- Richard E Pennington & Julie N Urdak OR Vol. 1937, Page 696.
R2- Riley N Weber & Rachel Weber OR Vol. 2728, Page 822.
R3- Paul S McClelland & Amanda W McClelland OR Vol. 2948, Page 455.
R4- Thomas Perkowski & Randy Raber OR Vol. 2885, Page 833.
R5- AEP Generation Resources Inc. OR Vol. 2555, Page 843.
R6- Philip E Kenneth & Sharon H Kenneth 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
53-60-14-02-000	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.



DESCRIPTION APPROVED
By: D. M. Barnhard
4-15-2024

STATE OF OHIO
CHARLES R. HARKNESS
6885
REGISTERED
PROFESSIONAL SURVEYOR

OFFICE COPY
NOT RECORDABLE

Charles R Harkness

Survey 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