

GRAPHIC SCALE 1" = 300'

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
- IRON PIN FOUND CAPPED 7113 LINN
- IRON PIN FOUND CAPPED 6885 HARKNESS
- IRON PIN FOUND CAPPED 5410 DANIELS
- PIN FOUND CAPPED 6923 BASELINE
- PIN FOUND CAPPED 7231 KNISLEY
- IRON PIPE FOUND
- ⊠ STONE FOUND MARKED
- ⊙ CONCRETE MONUMENT FOUND
- DRILL BIT FOUND
- △ CALCULATED POINT UNMARKED
- ⌵ LAND HOOK

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

Being part of Section 28, Township 15, Range 14, of the Congress Lands East of the Scioto River, further being part of the Ohio Franklin Realty, LLC property recorded in Official Record Volume 2568, Page 853 of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 47-86-28-08-000, 47-86-28-18-000, 47-86-28-19-000, and 47-86-28-20-000.

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area. ODOT State Route 93 Centerline Plat recorded in Plat Book 10 Page 31, right of way plans on file at District 5 Office.

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 Section 28 - 1.00006798666722.

This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with the Ohio Surveying Code, and is intended to be used for the legal transfer of the parcel surveyed and does not show any appurtenant easements nor easements in record, unless otherwise indicated.

Charles R. Harkness
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: June 25, 2024 Drawn: July 2, 2024

Job# 2874 Sheet # Plat 1 Avondale East Survey

