



- LEGEND**
- PIN (SET) 5/8" REBAR 30" LONG
 - CAPPED (C) 1/2" HARKNESS P.S. MARK
 - PIN FOUND 5/8" REBAR UNLESS NOTED
 - PIN FOUND CAPPED 6/8" HARKNESS
 - PIN FOUND CAPPED 5/8" GRAVES
 - PIN FOUND CAPPED 7/22 FINLEY
 - PIN FOUND CAPPED 7/13 LNN
 - CL REF-PIN FOUND 1"
 - PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - AXLE
 - STONE FOUND
 - MAGNETIC READING IN ASPHALT
 - POINT UNMARKED
 - LANDMARK
 - FENCE LINES AND LONGTERM EVIDENCE

ROAD CENTERLINE PRE-1977 REALIGNMENT

LINE	BEARING	DISTANCE
1	N 0°24'41" E	319.97
2	N 0°20'30" E	33.59
3	N 0°43'07" E	52.23
4	N 21°46'49" E	47.15
5	N 41°53'28" E	43.50
6	N 49°12'55" E	50.48
7	N 46°43'47" E	21.52
8	N 46°43'47" E	68.89

AVALLON DRIVE CAL-DE-SAC CALLS

CALL	BEARING	WIDTH	FIN	DIR	TRANS	APR	LEN
A	S 4°15'20" E	56.59	0+00.00	40.04	62.84		
B	S 4°15'20" E	56.59	0+40.04	40.04	62.84		
C	S 4°15'20" E	56.59	0+80.08	40.04	62.84		
D	N 88°21'04" W	115.08	1+25.93				



Situated in the State of Ohio, County of Muskingum, Township of Newton: Being part of Sections 9 and 10, Township 15, Range 14, of the Congress Lands East of the Scioto River, further being part of the Braydan Farms LTD property recorded in Official Record Volume 2584, Page 13 of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 47-24-01-38-000, 47-26-02-34-000, 47-26-02-34-001, and 47-26-02-35-000:

SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax Maps and GORIP Orthophotos of the area. All other references are shown or listed.
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 3, 4, 9, and 10 - 1.00005549019308.
Note #2 - Evidence of long existing fence lines West of Thompson Run are consistent with title lines with the Braydan Farms LTD deed.
Note #3 - Daniels Survey Line for the Mark A Church & Berdette K Church property overlap the Braydan Farms LTD title lines of 0.34 Acres.
Note #4 - Daniels Survey Line for the Glenna K Jenkins property creates a gap between the Jenkins and Braydan Farms LTD title lines of 0.18 Acres.
Note #5 - Thompson Run Road was realigned in 1977. Realignment survey and agreement for additional right of way was obtained from then owner Edward E McConnell in one file with the Muskingum County Engineer's Office.
Note #6 - Timothy Linn Survey on the Sidwell Materials Inc. property does not extend to the Old US Route 22 Centerline, and used the South right of way line.
Note #7 - ODOT Centerline Reference Pins were used to reestablish the Old Centerline of US Route 22.

Total 46.15 Acres
Braydan Farms LTD

SURVEY FOR: Braydan Farms LTD

DRAWN: 10/16/24

SURVEYED: 10/14/24

Job Number: Job#2881

Plat #01

HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43177
PHONE/FAX (740) 849-0122

NSPS
Surveyor 1979

OFFICE COPY
NOT RECORDABLE

Charles R. Harkness
Charles R. Harkness, Registered Professional Surveyor, No. 6885, State of Ohio

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

DESCRIPTION
APPROVED
By: *[Signature]*