0 300 600 900

GRAPHIC SCALE 1" = 300'

NORTH

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
- 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, 47-86-28-19-000, and 47-86-28-20-000, and part of Parcel Numbers 47-86-28-18-000 and 47-86-28-23-000** :

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. Prior survey by Charles R Harkness PS 6885 Job 2874-1 dated June 25, 2024.
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.

STATE OF OHIO
CHARLES R. HARKNESS
6885
REGISTERED
PROFESSIONAL SURVEYOR

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.

Charles R. Harkness PLS #6885

COPY
NOT RECORDABLE

Survey For : **Ohio Franklin Realty LLC**

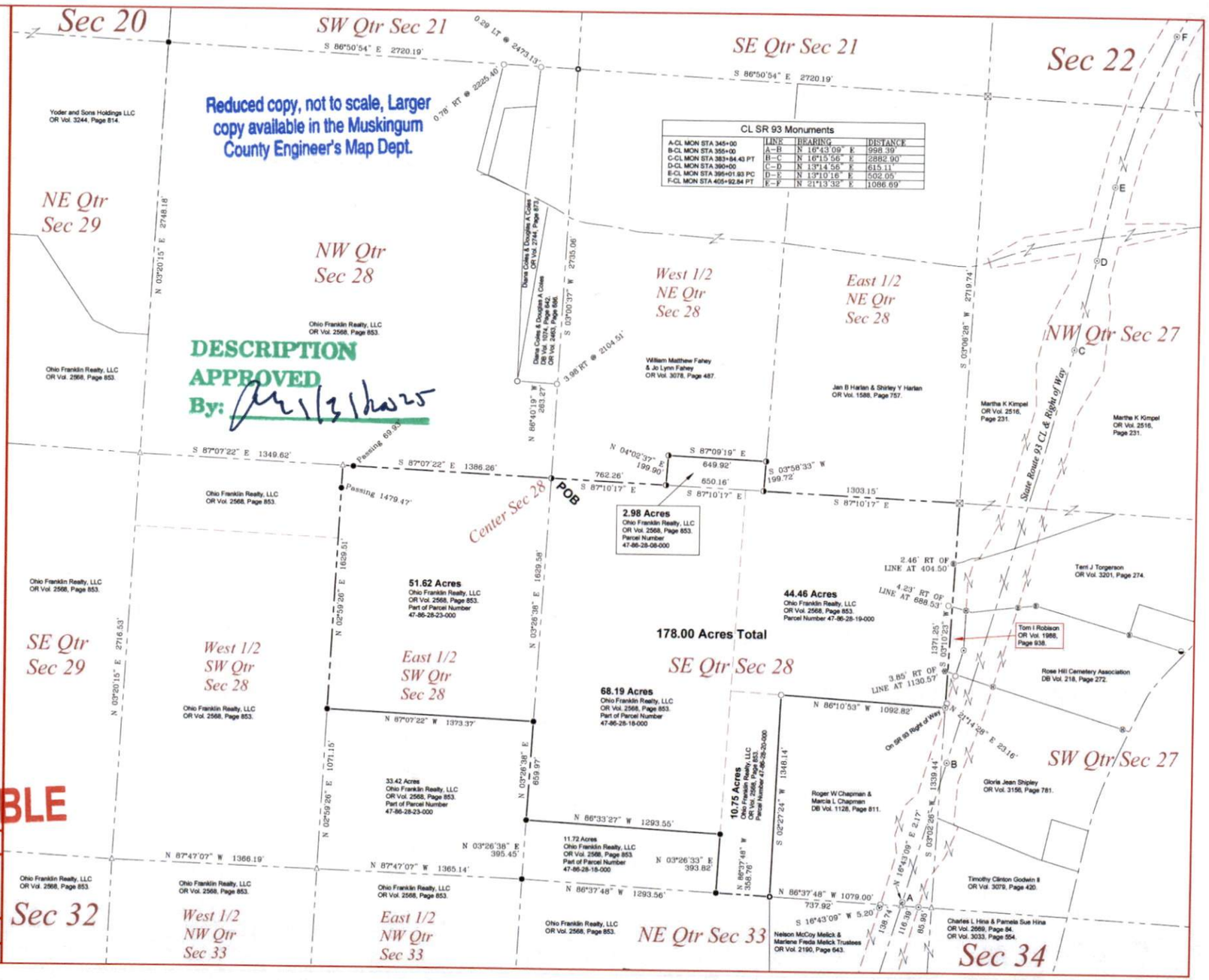
Member Land Surveyor Starting 1975

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

Member NSPS Since 2014

Survey Date: Jan 28, 2025 Drawn: Jan 28, 2025

Job# 2917 | Sheet # Plat 2 Avondale East Survey



CL SR 93 Monuments			
A-CL MON STA 345+00	LINE	BEARING	DISTANCE
B-CL MON STA 355+00	A–B	N 16°43'09" E	998.39'
C-CL MON STA 383+84.43 PT	B–C	N 16°15'56" E	2882.90'
D-CL MON STA 390+00	C–D	N 13°14'56" E	615.11'
E-CL MON STA 395+01.93 PC	D–E	N 13°10'16" E	502.05'
F-CL MON STA 405+92.84 PT	E–F	N 21°13'32" E	1086.69'