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
- ◐ PIN FOUND CAPPED 7881 BIEDENBACH
- ⊖ PIN FOUND CAPPED 6885 HARKNESS
- ⊙ CONCRETE MONUMENT FOUND
- △ CALCULATED POINT UNMARKED
- ∠ LAND HOOK

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

Being part of Section 20 and 29, 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 47-70-20-01-000, 47-70-20-09-000, 47-86-29-05-000, 47-86-29-06-000, 47-86-29-07-000, 47-86-29-26-000, and part of Parcel Numbers 47-86-29-11-000, 47-86-29-17-000, 47-86-29-27-000, and 47-86-29-28-000**:

SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax 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 surveyed portions of Sections 20, 21, 28, and 29 - 1.0000685352903 4.
Note #2- Ref Pin not used for Section line.
Note #3- Calls within Huggins Roadbed are base on a Timothy Linn PLS 7113 Surveys of the Ohio Franklin Realty property North and South of the road and a Gregory Biedenbach PLS 7881 division Survey North of the road. Current roadbed in poor condition and previous centerlines could not be verified.
Note #4- Quarter Section corner established from Biedenbach Surveys North of road.
Note #5- Parcel lines shown in the Northeast and Northwest Quarters of Section 29 were not surveyed but calculated from deed and Auditor's Office Records for Parcel Division Acreage Only.

STATE OF OHIO
CHARLES R. HARKNESS
6885
REGISTERED
PROFESSIONAL SURVEYOR

This plat was prepared by C. R. Harkness Surveying & Mapping in accordance with Chapter 4733-37 of the Administrative Code and is intended for use for the legal transfer of the parcel surveyed. It does not show any easements nor easements of record unless otherwise indicated.

Charles R. Harkness, Surveyor

Charles R. Harkness, Surveyor

OFFICE COPY
NOT RECORDABLE

Survey For : **Ohio Franklin Realty LLC**

Member

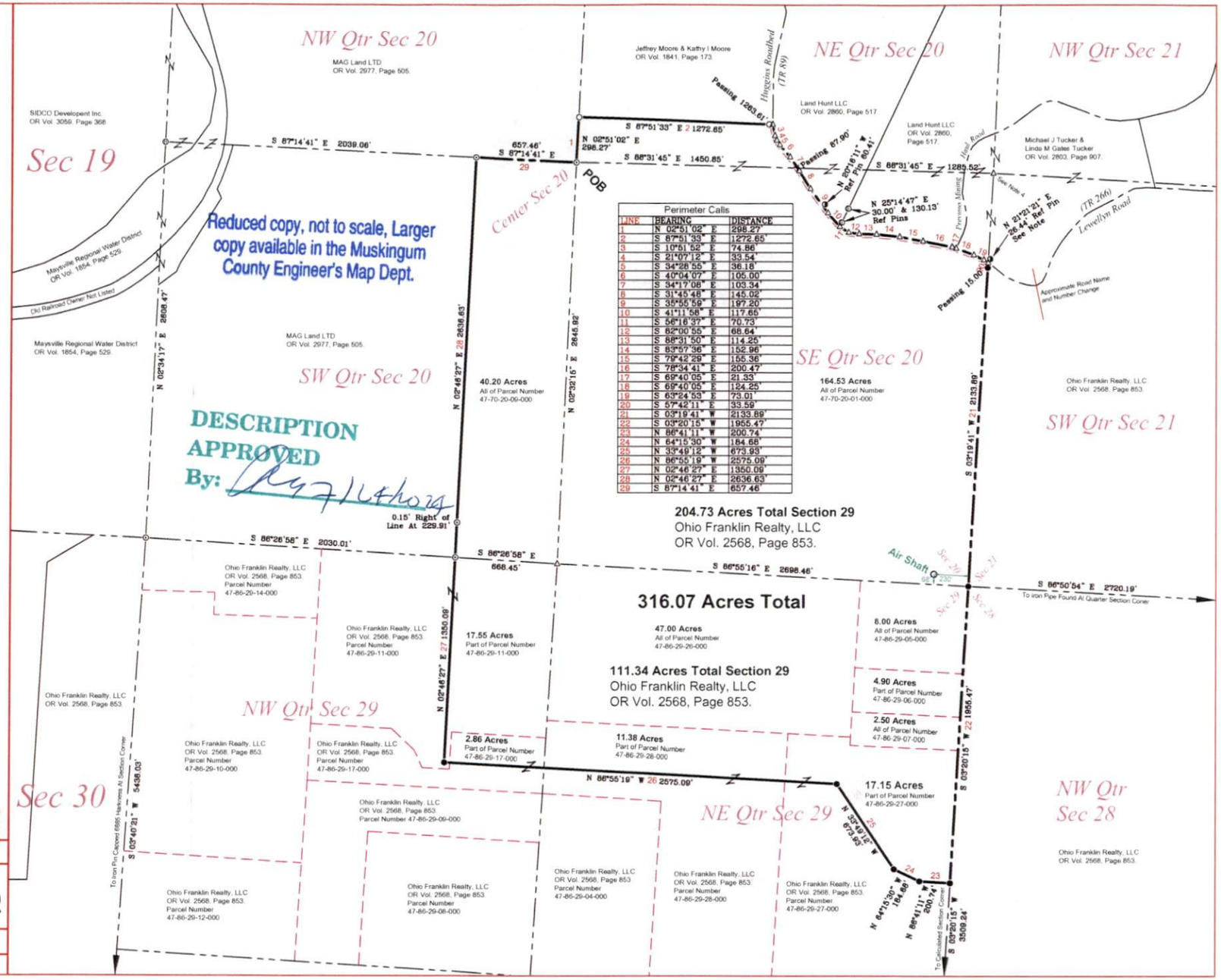
HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122

Starting 1975

Member NSPS Since 2014

Survey Date: July 10, 2024 Drawn: July 11, 2024

Job# 2874 | Sheet # Plat 2 Mid Avondale Survey



Perimeter Calls

LINE	BEARING	DISTANCE
1	N 02°51'02" E	298.27'
2	S 87°51'33" E	1272.65'
3	S 10°51'52" E	74.86'
4	S 21°07'12" E	33.54'
5	S 34°28'55" E	36.18'
6	S 40°04'07" E	105.00'
7	S 34°17'08" E	103.34'
8	S 31°45'48" E	145.02'
9	S 35°55'59" E	197.20'
10	S 41°11'58" E	117.65'
11	S 54°16'37" E	70.73'
12	S 82°00'55" E	66.64'
13	S 88°31'50" E	114.25'
14	S 83°57'36" E	152.96'
15	S 79°42'29" E	155.36'
16	S 78°34'41" E	200.47'
17	S 69°40'05" E	21.33'
18	S 69°40'05" E	124.25'
19	S 63°24'53" E	73.01'
20	S 57°42'11" E	33.59'
21	S 03°19'41" W	2133.89'
22	S 03°20'15" W	1955.47'
23	N 86°41'11" W	200.74'
24	N 64°15'30" W	184.68'
25	N 33°49'12" W	673.93'
26	N 86°55'19" W	2575.09'
27	N 02°46'27" E	1350.09'
28	N 02°46'27" E	2636.63'
29	S 87°14'41" E	657.46'