

Street (66' R/W) and the west line of Muskingum Avenue (66' R/W);
thence crossing Muskingum Avenue along the south line of Harrison Street extended east, North 87 degrees 52 minutes 28 seconds East 66.00 feet to an iron pin set on the east line of said Muskingum Avenue and the principal place of beginning;
thence continuing along said south line of Harrison Street extended east, North 87 degrees 52 minutes 28 seconds East 113.47 feet to the low water mark of the Muskingum River, passing an iron pin set at 44.76 feet;
thence along said low water mark of the Muskingum River the following two courses:
1) South 00 degrees 57 minutes 57 seconds East 260.07 feet to a point;
2) South 01 degrees 15 minutes 30 seconds East 340.37 feet to a point at the northeast corner of Lot 16 of the Henry Jones Addition as the same is designated and delineated on Muskingum County Re-Plat Book 1, Page 197;
thence along the north line of said Lot 16 of Henry Jones Addition, South 88 degrees 05 minutes 15 seconds West 72.20 feet to an iron pin found on the southeast corner of lands now owned by White Machine and Manufacturing Co., (DR 970-21);
thence along said White Machine's east line the following three courses:
1) North 03 degrees 21 minutes 05 seconds East 66.19 feet to a point;
2) a curve to the left, having a radius of 1146.30 feet, a central angle of 07 degrees 15 minutes 41 seconds and a chord bearing North 00 degrees 16 minutes 44 seconds West a distance of 145.18 feet to a point;
3) North 04 degrees 09 minutes 33 seconds West 49.40 feet to an iron pin found on the northeast corner of said White Machine's lands;
thence along said White Machine's north line, South 86 degrees 17 minutes 38 seconds West 40.91 feet to an iron pin set on the east line of said Muskingum Avenue;
thence along said east line of Muskingum Avenue North 01 degrees 59 minutes 27 seconds West 340.85 feet to the principal place of beginning, containing 1.26 acres more or less, subject to all legal road right of ways, and applicable easements, written or implied.

TRACT FIVE: Beginning at the northwest corner of Lot 16 of the Henry Jones Addition as the same is designated and delineated on Muskingum County Re-Plat Book 1, Page 197, said point also being the intersection of the south line of Pierce Street (66' R/W) extended east and the west line of Muskingum Avenue (66' R/W);
thence along the north line of said Lot 16 North 88 degrees 05 minutes 15 seconds East 72.20 feet to the northeast corner of said lot and the low water mark of the Muskingum River;
thence along said low water mark of the Muskingum River the following four courses:
1) South 01 degrees 15 minutes 30 seconds East 166.94 feet to a point;
2) South 00 degrees 04 minutes 14 seconds West 454.02 feet to a point;
3) South 05 degrees 59 minutes 47 seconds East 200.84 feet to a point;
4) South 15 degrees 20 minutes 59 seconds East 46.57 feet to a point on the northeast corner of lands now owned by City of Zanesville (DR 561-63);
thence along the north line of said City of Zanesville's lands, South 88 degrees 36 minutes 26 seconds West 83.09 feet to a gin pin set on the east line of Muskingum Avenue (16' R/W), passing an iron pin set at 57.68 feet;
thence along the said east line of Muskingum Avenue(right of way varies) the following five courses:
1) North 06 degrees 56 minutes 42 seconds West 285.72 feet to a point, from which an iron pin found bears South 78 degrees 45 minutes 27 seconds West 16.06 feet;

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 per GPS Observations made on November 3, 2010.

This description is written based on an actual field survey performed on November 3, 2010 by Timothy H. Linn, PS.

**OFFICE COPY
NOT RECORDABLE**

Timothy H. Linn, Reg. No. _____ Date 12/9/10

**DESCRIPTION
APPROVED**
By: [Signature] 12/3/2010

PARCEL NO.:		
Tract One:	Parcel No.:	81-02-05-26-000 (+/- 1.39 acres)
Tract Two:	Parcel No.:	81-02-05-27-000 (+/- 1.32 acres)
Tract Three:	Parcel No.:	81-02-05-28-000 (+/- 1.33 acres)
Tract Four:	Parcel No.:	81-02-05-29-000 (+/- 1.26 acres)
Tract Five:	Parcel No.:	81-02-05-30-000 (+/- 1.44 acres)
Total Acreage		6.74 acres



PIERCE ST. 66'

POB- Northwest Corner of Lot 16
Plat of the Henry Jones Add.
Plat Bk. RP 1, Page 197.

White Machine & MFC
DR 970-21

CSX Corp., Inc.
(unrecorded)

N88°05'15"E

72.20'

low water line

MUSKINGUM RIVER

SITUATED IN

The State of Ohio, County of Muskingum
City of Zanesville, 2nd Ward.

BASIS OF BEARING

Bearings are based on the Ohio State Plane
Coordinate System, South Zone, NAD83 per
GPS observation on 11/03/10.

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- ⊗ Gin Pin Set

REFERENCES

- DR 970-21
- Tax Map 62-78
- Plat Book Re-Plat 1, Page 197 (Henry Jones Add.)
- Plat Book A-O, Page 2 (Town of Springfield)
- Plat Book 2, Page 35 (Fair Oaks Add.)
- Plat Book 4, Page 82 (James Benjamin Sub.)
- Railroad Plans, V 123.1/L
- City of Zanesville Address Index

SURVEYOR'S NOTE

- Right of way widths of Muskingum Ave. and intersecting side streets were determined from prior deed references, surveys and the City of Zanesville Address Index.
- The property now owned by CSX Corp., Inc. was formerly owned and operated by B&O Railroad and the Ohio & Little Kanawha Railroad as part of their Wester Region, Newark Division. B&O Railroad was aquired by CSX Corp., Inc. in 1987.

DESCRIPTION

APPROVED

By: 

PARCEL

All of: 81-02-05-30-000(±1.44 ac.)

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

OFFICE COPY
NOT RECORDABLE

Timothy J. Linn
Reg. Surveyor No. 7113

12/9/10
Date

PROJECT NO.: MVPD-613



Linn Engineering, Inc. 740-452-7434
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086