

# DESCRIPTION OF SURVEY

BEING A 7.436 ACRE PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 7 WEST, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, STATE OF OHIO, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (SET) IN THE NORTHERLY LINE OF SAID QUARTER SECTION, BEING A POINT IN THE SOUTHERLY OF EAST POINT DRIVE, VARIABLE WIDTH, FROM WHICH THE NORTHWESTERLY CORNER OF SAID SECTION 12 BEARS N 86° 51'55" W, 1246.11 FEET FOR REFERENCE;

THENCE, S 86° 51' 55" E, WITH SAID NORTHERLY LINE AND SOUTHERLY LINE OF EAST POINT DRIVE, 410.01 FEET TO AN IRON PIN (FOUND 5/8");

THENCE, S 02° 42' 32" W, WITH THE WESTERLY LINE OF A 28.95 ACRE PARCEL AS CONVEYED TO JOHN AND DOROTHY MONTGOMERY BY A DEED RECORDED IN VOLUME 586, PAGE 489 OF THE DEED RECORDS OF MUSKINGUM COUNTY, PASSING AN IRON PIN (SET) AT 395.01 FEET FOR REFERENCE, A TOTAL DISTANCE OF 790.02 FEET TO AN IRON PIN (SET);

THENCE, N 86° 51' 55" W, 410.01 FEET TO AN IRON PIN (SET);

THENCE, N 02° 42' 32" E, PASSING AN IRON PIN (SET) AT 395.01 FEET FOR REFERENCE, A TOTAL DISTANCE OF 790.02 FEET TO THE POINT OF BEGINNING, CONTAINING 7.436 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS OF RECORD.

SAID PARCEL BEING PART OF PARCEL 70-15-12-04-000, AS DESIGNATED BY THE AUDITOR OF SAID COUNTY, AS CONVEYED TO THE ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY BY A DEED RECORDED IN VOLUME 1142, PAGE 426 OF THE DEED RECORDS OF SAID COUNTY.

BEARINGS ARE BASED UPON THE NORTHERLY LINE OF SECTION 12 BEING S 86° 51' 55" E, ASSUMED.  
SET IRON PINS ARE 5/8"x30" REBAR WITH PLASTIC CAP PS6651.

DESCRIPTION BASED UPON A FIELD SURVEY PERFORMED BY THOMAS E. SNYDER, OHIO PROFESSIONAL SURVEYOR PS6651, APRIL 05, 2012.

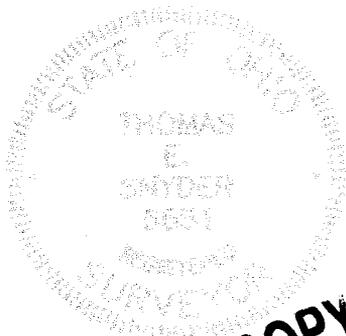
DESCRIPTION  
APPROVED

By: *Ally Station*

APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

*8/8/12*  
Date

Fee Paid



**OFFICE COPY  
NOT RECORDABLE**

*Thomas E. Snyder*  
THOMAS E. SNYDER  
OHIO PROFESSIONAL SURVEYOR #6651

Revised

ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY  
205 NORTH FIFTH STREET  
ZANESVILLE, OHIO 43701



**SNYDER  
SURVEYING**

330.691.1029

546 Railroad Street  
Newcomerstown, Ohio 43832

JOB# OH-241

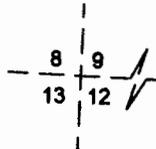
CREW: TS

DATE: 04/05/2012 SCALE: 1"= 200' SHEET 2 of 2



**BASIS OF BEARINGS**  
(AS NOTED)

ie. BEARINGS SHOWN HEREON  
ARE TO AN ASSUMED MERIDIAN  
AND ARE USED TO DENOTE  
ANGLES ONLY



N 86°51'55" W 1246.11'  
BASIS OF BEARINGS  
S 86°51'55" E 410.01'

EAST POINT DRIVE  
VARIABLE WIDTH

POINT OF BEGINNING

ELECTRIC  
SEWER  
FORCE MAIN  
GAS

ZANESVILLE-MUSKINGUM COUNTY  
PORT AUTHORITY  
VOLUME 1142, PAGE 426  
65.49 Acres  
PARCEL 70-15-12-04-000

**TO BE CONVEYED**  
7.436 Acres

JOHN & DOROTHY MONTGOMERY  
VOLUME 566, PAGE 489  
28.95 Acres

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department

REFERENCE PLAT BOOK 17, PAGE 42

DESCRIPTION  
APPROVED  
By: *[Signature]* 8/9/12

**LEGEND**

- MONUMENT FOUND
- MONUMENT SET  
5/8"x30" REBAR/CAP PS6651
- ◎ NAIL/DISC SET
- △ POINT

**APPROVED**  
**MINOR LOT SPLIT ONLY**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

8/9/12  
Date

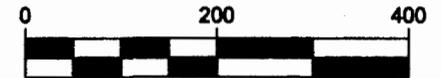
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PERTINENT DOCUMENTS AND  
SOURCES OF DATA USED:  
DEED REFERENCES (AS NOTED)  
SPECIFIED COUNTY ROADWAY MAP  
SPECIFIED COUNTY TAX PARCEL MAP  
U.S. GEOLOGICAL QUADRANGLE MAP  
PREVIOUS SURVEY PLATS

ATTENTION:  
THIS PLAT OF SURVEY REPRESENTS  
THE MINIMUM STANDARDS FOR BOUNDARY  
SURVEYS IN THE STATE OF OHIO AS  
ADOPTED 5-1-80 OF THE ADMINISTRATIVE  
CODE CHAPTER 4733-37. LOCAL  
GOVERNING REQUIREMENTS IF MORE  
STRINGENT, SHALL BE ADHERED TO.

**SURVEYOR'S NOTES**

1. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
2. INTERIOR IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE NOTED
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT
4. NO ABSTRACT WAS PERFORMED
5. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE. THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR EXCAVATION WITHOUT FIELD VERIFICATION. OTHER UTILITY LOCATIONS MAY EXIST, THAN THOSE SHOWN
6. SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER DOCUMENTATION AS NOTED.
7. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CLIENT.



1 INCH = 200 FEET  
NOTE: DRAWING SCALE MAY BE  
ADJUSTED DUE TO REPRODUCTION

**OFFICE COPY**  
**NOT RECORDABLE**

THOMAS E. SNYDER  
OHIO PROFESSIONAL SURVEYOR #6651

Revised

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