

17-99-04-03-000
62-13-01-28-000
83-31-03-45-000

62-13-01-07-000
62-13-01-08-000



Civil & Environmental Consultants, Inc.

DESCRIPTION OF A 59.573 ACRE TRACT OF LAND

Situated in the State of Ohio, County of Muskingum, City of Zanesville, part in the Township of Falls and part in the Township of Springfield, Fourth Quarter, Township 1, Range 8 and Section 2, Township 16, Range 14, being all of that 58.57 acre tract described in deed to The Mt Calvary Cemetery Association of Muskingum County, of record in Deed Volume 73, Page 342, and all of Lots 5 and 6 of Russell's Subdivision, of record in Plat Book 2, Page 23 and described in deed to The Mt Calvary Cemetery Association of Muskingum County, of record in Deed Volume 524, Page 371, all being of record in the Recorder's Office, Muskingum County, Ohio and being more particularly described as follows:

Beginning, at an iron pin set at the northern common corner of said Lot 5 and Lot 4 of said Russell's Subdivision, said Lot 4 being described in deed to Charles McLoughlin Jr., of record in Deed Volume 2134, page 297, said common corner being in the south line of said 58.57 acres;

Thence South 01°32'26" West, a distance of 292.38 feet, with the common line of said Lots 4 and 5, to an iron pin set at southern common corner of said Lots 4 and 5, also being in the north line of Prospect Street, of record in Plat Book 2, Page 23;

Thence North 88°27'34" West, a distance of 364.32 feet, with the common line of said Lots 5 and 6 and said Prospect Street, to an iron pin set at a common corner of said Lot 6 and Lot 7 of said Russell's Subdivision and as described in deed to ZAAC Realty, Ltd, of record in Deed Volume 1886, Page 312;

Thence North 01°32'26" East, a distance of 292.38 feet, with the common line of said Lots 6 and 7, to an iron pin set at the common corner of said Lots 6 and 7, iron pin also being in the south line of said 58.57 acres;

Thence North 88°27'34" West, a distance of 399.55 feet, with the common line of said Lot 7 and said 58.57 acres, to an iron pin set at the common corner of said Lot 7 and said 58.57 acres, also being in the east line of that 28.98 acre tract described in deed to ZAAC Realty, Ltd, of record in Deed Volume 1886, Page 312;

Thence North 01°32'26" East, a distance of 291.79 feet, with the east line of said 28.98 acres and west line of said 58.57 acres, to an iron pin set;

Thence North 87°45'37" West, a distance of 46.20 feet, with the common line of said 58.57 acres and said 28.98 acres, to an iron pin set at the southeast corner of that 52 acres described in deed to Polk Scrap Iron Inc., of record in Deed Volume 1789, Page 33;

Thence North 01°44'14" East, a distance of 1135.34 feet, with the common line of said 58.57 acres and said 52 acres, to an iron pin set at the southwest corner of that 1.43 acre tract of land described in deed to Polk Scrap Iron Inc., of record in Deed Volume 1789, Page 33;

Thence North 48°10'26" East, a distance of 362.22 feet, with the south line of said 1.43 acres, to an iron pin set in the south right of way line of State Route 40;

Thence North 32°41'26" East, a distance of 75.00 feet, with the east line of said 1.43 acres, to a mag nail set at the northeast corner of said 1.43 acre and in the centerline of State Route 40;

Thence with the centerline of State Route 40, the following courses:

South 57°18'34" East, a distance of 856.70 feet, to a mag nail set at a point of curvature;

With the arc of a curve to the left having a radius of 2864.79 feet, a delta angle of 06°11'00", an arc length of 309.17 feet, a chord bearing of South 60°24'04" East, and a chord distance of 309.02 feet, to a mag nail set at a point of tangency;

South 63°29'34" East, a distance of 228.30 feet, to a mag nail set;

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Thence South 37°30'15" West, a distance of 210.50 feet, in part, with the west line of that 1.637 acres described in deed to William M. Welch, of record in Deed Volume 2641 Page 571, to an iron pin set;

Thence with the south line of said 1.637 acres the following courses:

South 63°29'34" East, a distance of 170.00 feet, to an iron pin set;

South 52°45'08" East, a distance of 25.63 feet, to an iron pin set;

South 63°29'34" East, a distance of 50.00 feet, to an iron pin set;

South 56°39'35" East, passing an iron pin set at a distance of 160.98 feet, a total distance of 376.76 feet, in part with the south line of that 0.808 acre tract of land described in deed to St Thomas Catholic Church, of record in Deed Volume 309, Page 311, to an iron pin set;

Thence North 38°32'28" East, a distance of 213.38 feet, passing an iron pin found at a distance of 190.02 feet, with the east line of said 0.808 acres, to an iron pin set in the centerline of State Route 40;

Thence South 51°27'34" East, a distance of 42.77 feet, with the centerline of State Route 40, to a mag nail set;

Thence South 38°32'28" West, a distance of 334.60 feet with the west line of that 0.259 acres described in deed to Howard L. Frye and Erin C. Frye, of record in Deed Volume 1587, Page 652, to an iron pin set;

Thence South 51°10'57" East, a distance of 353.18 feet, with the south line of said 0.259 acres and Meadow Lot Subdivision of record in Plat Book 3, Page 3, to an iron pin set at the common corner of Lots 28 and 29 of said Meadow Lot Subdivision and that 2.25 acre described in deed to Producers Service L.L.C., of record in Deed Volume 1985, Page 195;

Thence South 38°32'26" West, a distance of 303.70 feet, with the west line of that 2.25 acres, to an iron pin set at the southwest corner of said 2.25 acres;

Thence North 88°27'34" West, a distance of 1185.10 feet, passing a stone found at a distance of 355.44 feet, with the south line of said 58.57 acres and the north line of said Russell's Subdivision, to the **Point of True Beginning**, containing 59.573 acres, more or less, of which 2.212 acres of said 59.573 acres being all of Parcel 83-31-03-45-000, 11.779 acres of said 58.572 acres being all of Parcel 62-13-01-28-000, 43.136 acres of said 59.573 acres being all of said Parcel 17-99-04-03-000, 1.223 acres of said 59.573 acres being all of Parcel 62-13-01-07-000, and 1.223 acres of said 59.573 acres being all of Parcel 62-13-01-08-000.

Subject to all easements, rights of way and restriction of record. All iron pins set are 5/8-inch rebar, 30 inches in length, with a yellow cap bearing name "CEC INC".

The above description was prepared from field measurements made under my direct supervision and in accordance with chapter 4733-37 of the Ohio Administrative Code.

The above bearings are based on the bearing of North 57°18'34" East, for the centerline of State Route 40 as established by a network of GPS observations performed in May 2018.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

**OFFICE COPY
NOT RECORDABLE**
Mark Alan Smith, P.S.
Registered Surveyor No. 8232

6/28/2018
Date

DESCRIPTION
APPROVED
By: *[Signature]*

File Name: 180898-DESC-59.573ACRES.docx

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POLK SCRAP IRON INC.
D.V. 1789, PG.33
52 ACRES

ZAAC REALTY, LTD
D.V. 1886, PG. 312
28.98 ACRES

POLK SCRAP IRON INC.
D.V. 1789, PG.33
1.43 ACRES

DESCRIPTION
APPROVED
By: *[Signature]*

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 63°29'34" E	181.96'
L2	S 51°27'34" E	36.19'
L3	S 38°32'28" W	213.38'
L4	N 56°39'35" W	215.78'
L5	N 38°45'26" E	195.00'
L6	S 51°27'34" E	42.77'
L7	S 38°32'28" W	334.60'

59.573 ACRES (TOTAL)

THE MT CALVARY CEMETERY
ASSOCIATION OF MUSKINGUM COUNTY
D.V. 73, PG. 342
58.57 ACRES (PER AUDITOR)
PARCEL 17-99-04-03-000
PARCEL 62-13-01-28-000
PARCEL 83-31-03-45-000

MT. CALVARY CEMETERY ASSOCIATION OF MUSKINGUM COUNTY
D.V. 524, PG. 371
LOT 5 AND 6
PARCEL: 62-13-01-07-000 - 1.223 ACRES
PARCEL: 62-13-01-08-000 - 1.223 ACRES

ZAAC REALTY, LTD
D.V. 1886, PG. 312
LOT 7

LOT 6
1.223 AC
BY SURVEY

LOT 5
1.223 AC
BY SURVEY

CHARLES
MCLOUGHLIN JR
D.V. 2134, PG. 297
LOT 4

CHARLES
MCLOUGHLIN JR
D.V. 2134, PG. 297
LOT 3

CHARLES
MCLOUGHLIN JR
D.V. 2134, PG. 297
LOT 2

1185.10'

PROSPECT STREET P.B.2, PG. 23



PLAT OF SURVEY

STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE,
TOWNSHIP OF FALLS AND SPRINGFIELD
QTR 4, TWP 1, RANGE 8
SECTION 2, TOWNSHIP 16, RANGE 14

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 57°18'34" EAST, FOR THE CENTERLINE OF STATE ROUTE 40, AS DETERMINED BY GPS OBSERVATIONS, OHIO STATE PLANE, SOUTH ZONE.

IRON PINS

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERTINENT DOCUMENTS

DEEDS OF RECORD, MUSKINGUM COUNTY RECORDER'S OFFICE, RECORD SURVEYS & TAX MAPS, MUSKINGUM COUNTY MAP ROOM.

LEGEND

- IRON PIN FOUND
- STONE FOUND
- IRON PIN SET
- ▲ MAG NAIL FOUND
- △ MAG NAIL SET



WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

OFFICE COPY
NOT RECORDABLE

MARK ALAN SMITH
PROFESSIONAL SURVEY NO.: S-8232

**Civil & Environmental Consultants, Inc.**
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614-540-6633 · 888-598-6808
www.cecinc.com

MT CALVARY CEMETERY
MUSKINGUM COUNTY, OHIO

PLAT OF SURVEY

DRAWN BY:	MAS	CHECKED BY:	RWM	APPROVED BY:	DRAFT	DRAWING NO.:	
DATE:	JUNE 2018	DWG SCALE:	1"=200'	PROJECT NO:	180-898		