

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  $01^{\circ}32'26''$  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  $88^{\circ}27'34''$  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  $01^{\circ}32'26''$  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  $88^{\circ}27'34''$  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  $01^{\circ}32'26''$  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  $87^{\circ}45'37''$  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  $01^{\circ}44'14''$  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  $48^{\circ}10'26''$  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  $32^{\circ}41'26''$  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  $57^{\circ}18'34''$  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  $06^{\circ}11'00''$ , an arc length of 309.17 feet, a chord bearing of South  $60^{\circ}24'04''$  East, and a chord distance of 309.02 feet, to a mag nail set at a point of tangency;

South  $63^{\circ}29'34''$  East, a distance of 228.30 feet, to a mag nail set;



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62-13-01-28-000

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.

*Mark Alan Smith*  
**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

Page 2 of 2



1-944-04-03-000 62-13-01-01-000 62-13-01-28-000  
83-31-03-45-000 62-13-01-08-000

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 RECORDED

MARK ALAN SMITH  
PROFESSIONAL SURVEY NO.: S-8232



NORTH

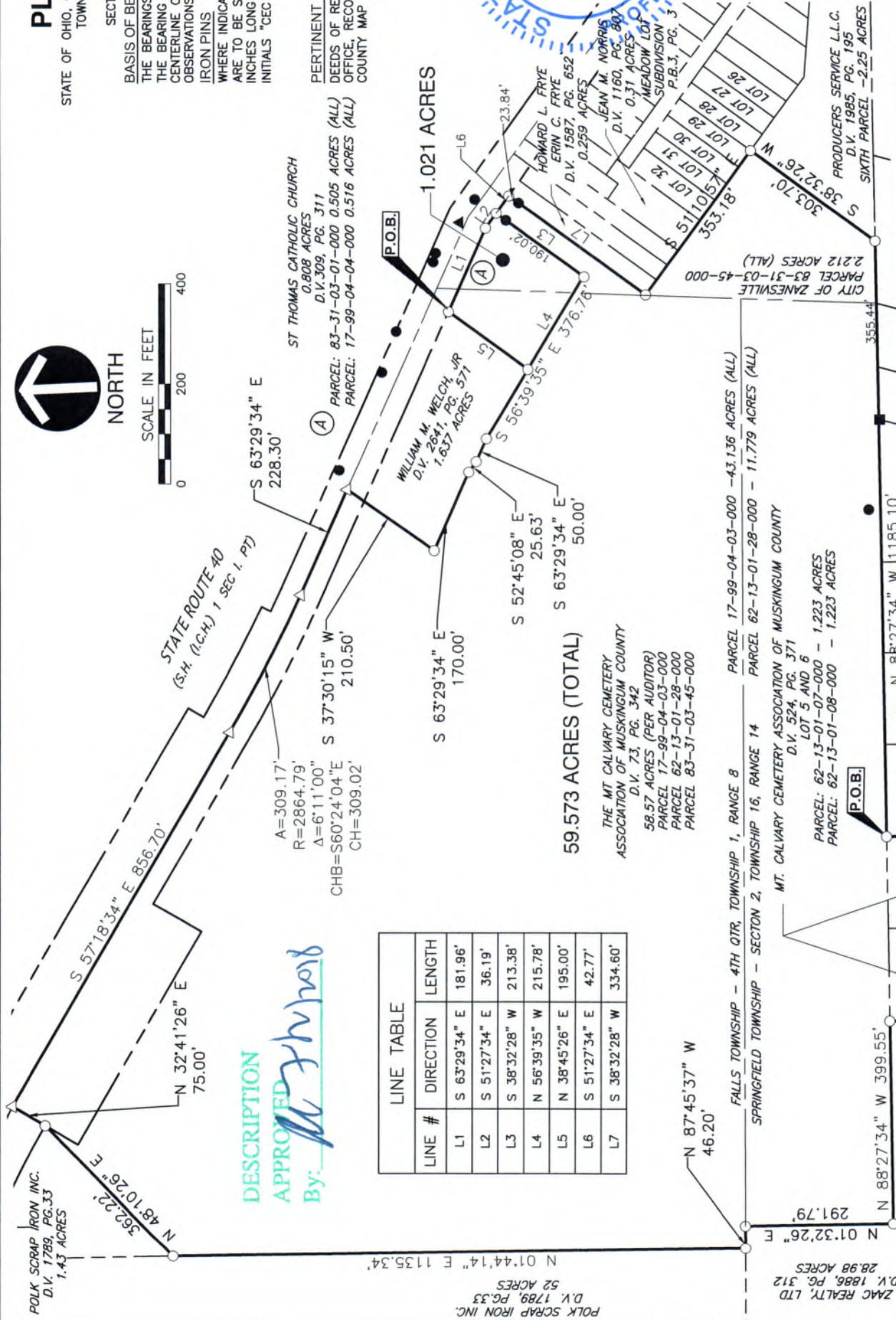


DESCRIPTION  
APPROVED  
By: *[Signature]*

| 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



Civil & Environmental Consultants, Inc.  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
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: |         |
| DATE:     | JUNE 2018 | DWG SCALE:   | 1"=200' | PROJECT NO:  | 180-898 |
| DRAFT     |           | DRAWING NO.: |         |              | 1 OF 1  |



P:\2018\180-898\Survey\Drawings\180898SV-SRV.dwg[LAYOUT] LS:[6/28/2018 - msmith] - LP: 6/28/2018 9:11 AM

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

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

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

17-99-04-03-000  
83-31-03-45-000

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

62-13-01-28-000

N 01°44'14" E 1135.34'

N 01°32'26" E  
291.79'

N 88°27'34" W  
399.55'

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

N 01°32'26" E  
292.38'

N 88°27'34" W  
364.32'

LOT 6  
1.223 AC  
BY SURVEY

LOT 5  
1.223 AC  
BY SURVEY

LOT 4  
1.223 AC  
BY SURVEY

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

LOT 3

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

LOT 2

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

LOT 1

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

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

FALLS TOWNSHIP - 4TH QTR, TOWNSHIP 1, RANGE 8  
SPRINGFIELD TOWNSHIP - SECTION 2, TOWNSHIP 16, RANGE 14

PARCEL 17-99-04-03-000 - 43.136 ACRES (ALL)  
PARCEL 62-13-01-28-000 - 11.779 ACRES (ALL)

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59.573 ACRES (TOTAL)

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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

P.O.B.

STATE ROUTE 40  
(S.H. (I.C.H.) 1 SEC 1. PT)

A=309.17'  
R=2864.79'  
Δ=6°11'00"  
CHB=S60°24'04"E  
CH=309.02'

S 63°29'34" E  
170.00'

S 52°45'08" E  
25.63'  
S 63°29'34" E  
50.00'

WILLIAM M. WELCH, JR  
D.V. 2641, PG. 571  
1.637 ACRES

ST THOMAS CATHOLIC CHURCH  
0.808 ACRES  
D.V. 309, PG. 311

PARCEL: 83-31-03-01-000 0.505 ACRES (ALL)  
PARCEL: 17-99-04-04-000 0.516 ACRES (ALL)

P.O.B.

1.021 ACRES

HOWARD L. FRYE  
ERIN C. FRYE  
D.V. 1587, PG. 652  
0.259 ACRES

JEAN M. NORRIS  
D.V. 1160, PG. 807  
0.31 ACRES  
MEADOW LOT  
SUBDIVISION  
P.B.3, PG. 3

PRODUCERS SERVICE L.L.C.  
D.V. 1985, PG. 195  
SIXTH PARCEL - 2.25 ACRES

CITY OF ZANESVILLE  
PARCEL 83-31-03-45-000  
2.212 ACRES (ALL)



SCALE IN FEET  
0 200 400

## 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

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OBSERVATIONS, OHIO STATE PLANE, SOUTH ZONE.

### IRON PINS

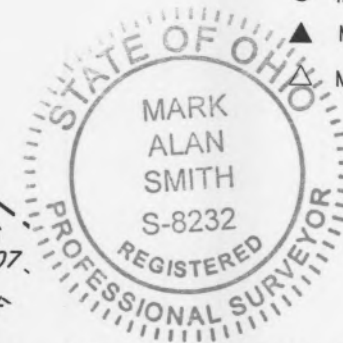
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### PERTINENT DOCUMENTS

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OFFICE, RECORD SURVEYS & TAX MAPS, MUSKINGUM  
COUNTY MAP ROOM.

### LEGEND

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



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OFFICE COPY  
RECORDABLE  
MARK ALAN SMITH  
PROFESSIONAL SURVEY NO.: S-8232

**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
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 | 1 OF 1       |