

DESCRIPTION FOR 1.636 ACRE PARCEL

Situated in the State of Ohio, County of Muskingum, Township of Washington, and being a part of the Northwest Quarter of Section 12, Township 1 North, Range 7 West, being 0.814 acres of that 1.81 acre tract (Part Parcel 70-70-15-12-06-000) and all of that 0.822 acre tract (Parcel 71-70-60-02-06-000) as conveyed to Zanesville-Muskingum County Port Authority as recorded in Deed Volume 1142, Page 426, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 1.636 acres being more particularly bounded and described as follows:

Beginning at an iron pin found marking the northeasterly corner of the northwesterly Quarter of the northwesterly Quarter of the Fourth Quarter;

Thence along the easterly line of said northwesterly Quarter, **North 00°45'34" West, 458.36 feet** to an iron pin found in the southerly right-of-way line of the B&O Railroad as shown on the "Right of Way and Track Map" Plat Number V125.1, Page 38;

Thence along said right-of-way line, northeasterly along the arc of a curve to the right (**Radius= 2572.18, Delta= 01°09'46", Arc length= 52.20'**), a chord bearing and distance of **North 77°58'07" East, 52.20 feet** to an iron pin set in the westerly right-of-way line of Innovation Way as recorded in Plat Book 20, Page 19;

Thence along said westerly right-of-way line the following seven (7) courses and distance;

South 09°43'33" East, 164.57 feet to an iron pin found;

southeasterly along the arc of a curve to the right (**Radius= 450.00, Delta= 08°55'54", Arc length= 70.15'**), a chord bearing and distance of **South 05°17'13" East, 70.08 feet** to an iron pin found;

South 00°47'11" East, 279.56 feet to an iron pin found;

southeasterly along the arc of a curve to the left (**Radius= 540.00, Delta= 06°09'24", Arc length= 58.02'**), a chord bearing and distance of **South 01°51'03" East, 58.00 feet** to an iron pin found;

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Page 2

South 04°49'37" East, 233.57 feet to an iron pin found;

southeasterly along the arc of a curve to the right (**Radius= 185.00, Delta= 07°43'31", Arc length= 24.94'**), a chord bearing and distance of **South 01°04'00" East, 24.93 feet** to an iron pin found; and . . .

South 64°37'19" West, 16.99 feet to an iron pin found marking the northeasterly corner of that 1.72 acre tract as conveyed to Thomas and Carolyn Baker as recorded in Deed Volume 2556, Page 481;

Thence along the northerly line of said 1.72 acre tract, **North 84°50'20" West, 104.74 feet** to an iron pipe found in the easterly line of said northwesterly Quarter marking the northwesterly corner of said 1.72 acre tract;

Thence along said easterly line, **North 02°21'02" East, 356.11 feet** to the **Point of Beginning** and containing **1.636 acres**, more or less, according to a survey conducted by Jobes Henderson and Associates, Inc. in August of 2016.

The bearings in the above description are based on Ohio State Plane Coordinate System, South Zone, NAD83.

All iron pins set are 5/8" in diameter by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

September 9, 2016

F:/Client/Active/ZAN/ZAN006/survey/legals/1.636 acres



Kevin T. Blaine, P.S.
Surveyor No. 7830

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION

APPROVED

By:

[Signature] 9/11/2016

SURVEY OF A 1.636 ACRE and 1.897 ACRE TRACTS

COMMUNITY PANEL NO.: 39119C03056
FLOOD ZONE: "X" (NON-FLOOD)
EFFECTIVE DATE: JULY 6, 2010

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WASHINGTON, AND BEING A PART OF N.W. QTR. OF SECTION 12, TOWNSHIP-1, RANGE-7, UNITED STATES MILITARY LANDS

PERTINENT DOCUMENTS USED
MUSKINGUM COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED INFORMATION SHOWN
WERE USED AS SOURCE DOCUMENTS.

LEGEND

POC : POINT OF COMMENCEMENT
POB : POINT OF BEGINNING
O.R.F. : IRON PIPE FOUND
O.I.P.F. : IRON PIN FOUND
O.I.P.S. : IRON PIN SET 5/8" REBAR WITH
RED I.D. CAP "J&H PS#8283"

POB-
BASIS OF BEARINGS:
BEARINGS HEREIN ARE BASED ON THE
OHIO STATE PLANE COORDINATE SYSTEM
- SOUTH ZONE.

SCALE 1"=100'
0 100' 200'

ROBERT E. WELCH
VOL. 1119, PG. 471
81.69 AC.
PAR. 71-70-60-02-09-000

Curve Table					
Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C1	52.20	2572.18	001°09'46"	N77°58'07"E	52.20'
C2	70.15	450.00	008°55'54"	S5°17'13"E	70.08'
C3	58.02	540.00	006°09'24"	S1°51'03"E	58.00'
C4	24.94	185.00	007°43'31"	S1°04'00"E	24.93'
C6	174.62	570.00	017°33'10"	N0°56'31"W	173.94'
C7	214.47	2847.64	004°18'55"	N82°42'39"E	214.42'

FREDERICK D. & CHERYL C. WELSH
VOL. 814, PG. 66
1.31 AC.
PAR. 71-70-60-02-08-000

THOMAS & CAROLYN BAKER
VOL. 2556, PG. 481
1.72 AC.
PAR. 71-70-60-02-07-000

MAXINE K. SHECK, TRUST
VOL. 1135, PG. 793
3.01 AC.
PAR. 71-70-60-02-05-000

ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY
VOL. 1142, PG. 426
1.81 AC.
Part PAR. 70-70-15-12-06-000

STEPHANIE A. BOHN
VOL. 1051, PG. 211
6.1 AC.
PAR. 70-70-15-12-07-000

NOTES:
OCCUPATIONAL LINES HAVE NOT BEEN LOCATED
IN THE FIELD AND ARE NOT REPRESENTED ON
THIS SURVEY.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE POLICY, THERE MAY BE EASEMENTS OR
RIGHT-OF-WAY WHICH EXIST THAT ARE NOT SHOWN.

DESCRIPTION
APPROVED
BY: [Signature] 11/18/2016

This Survey Prepared For: ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY

OFFICE COPY
NOT RECORDED
REGISTERED
KEVIN T. BLAINE
7830

RECEIVED
Foundation Survey
Ord. No.
Date:
Drawing
ZAN006RM001.dwg
REVISED
DRAWN: JLK
CHECKED: JLV
F.B.

Jobs
& ASSOCIATES
59 Grant Street
Newark, Ohio 43055
Tel: 740.344.5451
Fax: 740.344.5746
www.jobshenderson.com
Breaking Ground | Breaking Boundaries
DATE: 9-09-16
ORDER NO. ZAN006