



## Linn Engineering, Inc.

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

CSX Corp., Inc.

(unrecorded)

6.74 Acres

Situated in the Second Ward, City of Zanesville, County of Muskingum, State of Ohio and being a part of the Town of Springfield as recorded in Muskingum County Plat Book A-O, Page 2, also being part of the unrecorded lands now owned by CSX Corp., Inc., as shown on the Ohio and Little Kanawha Railroad Plans, Valuation Sheet 123.1/L, and being more particularly described as follows:

**TRACT ONE:** Beginning for reference at an iron pin found northeast corner of Lot 57 of the Town of Springfield as the same is designated and delineated on Muskingum County Plat Book A-O, Page 2, said point also being the intersection of the south line of Jefferson Street (66' R/W) and the west line of Muskingum Avenue (66' R/W); thence crossing Muskingum Avenue along the south line of Jefferson Street extended east, North 87 degrees 58 minutes 26 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 Jefferson Street extended east, North 87 degrees 58 minutes 26 seconds East 80.58 feet to the low water mark of the Muskingum River, passing an iron pin set at 41.47 feet; thence along said low water mark of the Muskingum River the following five courses:

- 1) South 02 degrees 21 minutes 48 seconds East 28.75 feet to a point;
- 2) South 10 degrees 39 minutes 23 seconds East 253.14 feet to a point;
- 3) South 09 degrees 21 minutes 27 seconds East 77.19 feet to a point;
- 4) South 07 degrees 23 minutes 25 seconds East 79.53 feet to a point;
- 5) South 05 degrees 47 minutes 04 seconds West 103.23 feet to a point at the intersection of the north line of Madison Street (66' R/W) extended east and the said low water mark of the Muskingum River;

thence continuing along said north line of Madison Street, South 88 degrees 03 minutes 17 seconds West 122.32 feet to an iron pin set on the said east line of Muskingum Avenue, passing an iron pin set at 53.99 feet; thence along said east line of Muskingum Avenue North 01 degrees 59 minutes 27 seconds West 536.85 feet to the principal place of beginning, containing 1.39 acres more or less, subject to all legal road right of ways, and applicable easements, written or implied.

**TRACT TWO:** Beginning for reference at a point at the northeast corner of Lot 81 of the Town of Springfield as the same is designated and delineated on Muskingum County

Plat Book A-O, Page 2, said point also being the intersection of the south line of Madison Street (66' R/W) and the west line of Muskingum Avenue (66' R/W);  
thence crossing Muskingum Avenue along the south line of Madison Street extended east, North 88 degrees 03 minutes 17 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 Madison Street extended east, North 88 degrees 03 minutes 17 seconds East 117.13 feet to the low water mark of the Muskingum River, passing an iron pin set at 67.09 feet;  
thence along said low water mark of the Muskingum River the following two courses:  
1) South 00 degrees 18 minutes 13 seconds West 373.69 feet to a point;  
2) South 00 degrees 57 minutes 30 seconds East 163.00 feet to a point at the intersection of the north line of Van Buren Street (66' R/W) extended east and the said low water mark of the Muskingum River;  
thence continuing along said north line of Van Buren Street, South 87 degrees 59 minutes 02 seconds West 99.23 feet to an iron pin set on the said east line of Muskingum Avenue, passing an iron pin set at 49.19 feet;  
thence along said east line of Muskingum Avenue North 01 degrees 59 minutes 27 seconds West 536.50 feet to the principal place of beginning, containing 1.32 acres more or less, subject to all legal road right of ways, and applicable easements, written or implied.

**TRACT THREE:** Beginning for reference at a point at the northeast corner of Lot 105 of the Town of Springfield as the same is designated and delineated on Muskingum County Plat Book A-O, Page 2, said point also being the intersection of the south line of Van Buren Street (66' R/W) and the west line of Muskingum Avenue (66' R/W);  
thence crossing Muskingum Avenue along the south line of Van Buren Street extended east, North 87 degrees 59 minutes 02 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 Van Buren Street extended east, North 87 degrees 59 minutes 02 seconds East 98.04 feet to the low water mark of the Muskingum River, passing an iron pin set at 48.03 feet;  
thence along said low water mark of the Muskingum River the following three courses:  
1) South 00 degrees 57 minutes 30 seconds East 22.73 feet to a point;  
2) South 04 degrees 25 minutes 09 seconds East 391.55 feet to a point;  
3) South 01 degrees 45 minutes 50 seconds East 124.58 feet to a point at the intersection of the north line of Harrison Street (66' R/W) extended east and the said low water mark of the Muskingum River;  
thence continuing along said north line of Harrison Street, South 87 degrees 52 minutes 28 seconds West 113.73 feet to an iron pin set on the said east line of Muskingum Avenue, passing an iron pin set at 71.23 feet;  
thence along said east line of Muskingum Avenue North 01 degrees 59 minutes 27 seconds West 538.73 feet to the principal place of beginning, containing 1.33 acres more or less, subject to all legal road right of ways, and applicable easements, written or implied.

**TRACT FOUR:** Beginning for reference at a point at the northeast corner of Lot 129 of the Town of Springfield as the same is designated and delineated on Muskingum County Plat Book A-O, Page 2, said point also being the intersection of the south line of Harrison



JEFFERSON ST.

ipf (held)

57

MADISON ST.

CSX Corp., Inc.  
(unrecorded)Northeast Corner of Lot 81  
Plat of the Town of Springfield  
Plat Bk. A-0, Page 2.

low water line

N88°03'17"E

68.00'

66'

N88°03'17"E 117.13'

67.09' 50.04'

POB

**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

**REFERENCES**

DR 970-21  
Tax Map 62-78  
Plat Book 2, Page 35 (Fair Oaks Add.)  
Plat Book A-0, Page 2 (Tawn of Springfield)  
Plat Book Re-Plat 1, Page 197 (Henry Jones Add.)  
Plat Book 4, Page 82 (James Benjamin Sub.)  
Railroad Plans, V 123.1/L

TOWN OF SPRINGFIELD

81

66'

CSX Corp., Inc.  
(unrecorded)  
±1.32 Ac.

87

2343.95'

93

N01°59'27"W

99

MUSKINGUM AVE.

N01°59'27"W

536.50'

S00°18'13"W

373.69'

S00°57'30"E

163.00'

low water line

MUSKINGUM RIVER

VAN BUREN ST.

147

ipf (held)

PIERCE ST.

66'

CSX Corp., Inc.  
(unrecorded)

S87°59'02"W 99.23'

50.04' 49.19'

low water line

**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.

**PARCEL**

All of: 81-02-05-27-000(±1.32 ac.)

DESCRIPTION  
APPROVED  
By: *[Signature]***GRAPHIC SCALE**

( IN FEET )

1 inch = 100 ft.

OFFICE COPY  
NOT RECORDABLE  
TIMOTHY H. [Signature]  
Reg. Surveyor No. [Blank]  
Date 12/9/10

PROJECT NO.: MVPD-848



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