

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

Street (66' R/W) and the west line of Muskingum Avenue (66' R/W);
 thence crossing Muskingum Avenue along the south line of Harrison Street extended east, North 87 degrees 52 minutes 28 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 Harrison Street extended east, North 87 degrees 52 minutes 28 seconds East 113.47 feet to the low water mark of the Muskingum River, passing an iron pin set at 44.76 feet;
 thence along said low water mark of the Muskingum River the following two courses:
 1) South 00 degrees 57 minutes 57 seconds East 260.07 feet to a point;
 2) South 01 degrees 15 minutes 30 seconds East 340.37 feet to a point at the northeast corner of Lot 16 of the Henry Jones Addition as the same is designated and delineated on Muskingum County Re-Plat Book 1, Page 197;
 thence along the north line of said Lot 16 of Henry Jones Addition, South 88 degrees 05 minutes 15 seconds West 72.20 feet to an iron pin found on the southeast corner of lands now owned by White Machine and Manufacturing Co., (DR 970-21);
 thence along said White Machine's east line the following three courses:
 1) North 03 degrees 21 minutes 05 seconds East 66.19 feet to a point;
 2) a curve to the left, having a radius of 1146.30 feet, a central angle of 07 degrees 15 minutes 41 seconds and a chord bearing North 00 degrees 16 minutes 44 seconds West a distance of 145.18 feet to a point;
 3) North 04 degrees 09 minutes 33 seconds West 49.40 feet to an iron pin found on the northeast corner of said White Machine's lands;
 thence along said White Machine's north line, South 86 degrees 17 minutes 38 seconds West 40.91 feet to an iron pin set on the east line of said Muskingum Avenue;
 thence along said east line of Muskingum Avenue North 01 degrees 59 minutes 27 seconds West 340.85 feet to the principal place of beginning, containing 1.26 acres more or less, subject to all legal road right of ways, and applicable easements, written or implied.

TRACT FIVE: Beginning at the northwest corner of Lot 16 of the Henry Jones Addition as the same is designated and delineated on Muskingum County Re-Plat Book 1, Page 197, said point also being the intersection of the south line of Pierce Street (66' R/W) extended east and the west line of Muskingum Avenue (66' R/W);
 thence along the north line of said Lot 16 North 88 degrees 05 minutes 15 seconds East 72.20 feet to the northeast corner of said lot and the low water mark of the Muskingum River;
 thence along said low water mark of the Muskingum River the following four courses:
 1) South 01 degrees 15 minutes 30 seconds East 166.94 feet to a point;
 2) South 00 degrees 04 minutes 14 seconds West 454.02 feet to a point;
 3) South 05 degrees 59 minutes 47 seconds East 200.84 feet to a point;
 4) South 15 degrees 20 minutes 59 seconds East 46.57 feet to a point on the northeast corner of lands now owned by City of Zanesville (DR 561-63);
 thence along the north line of said City of Zanesville's lands, South 88 degrees 36 minutes 26 seconds West 83.09 feet to a gin pin set on the east line of Muskingum Avenue (16' R/W), passing an iron pin set at 57.68 feet;
 thence along the said east line of Muskingum Avenue(right of way varies) the following five courses:
 1) North 06 degrees 56 minutes 42 seconds West 285.72 feet to a point, from which an iron pin found bears South 78 degrees 45 minutes 27 seconds West 16.06 feet;



JEFFERSON ST.

ipf (held)

57

HARRISON ST.

CSX Corp., Inc.
(unrecorded)

Northeast Corner of Lot 129
Plat of the Town of Springfield
Plat Bk. A-0, Page 2.

low water line

66'

N87°52'28"E 113.47'
N87°52'28"E 44.78'
68.00' 68.71'

POB

CSX Corp., Inc.
(unrecorded)
±1.26 Ac.

S00°57'37"E
260.07'

MUSKINGUM RIVER

low water line

S86°17'38"W
40.91'

N04°09'33"W
49.40'

S01°15'30"E
340.37'

N03°21'05"E
66.19'

N88°05'15"E
72.20'

CSX Corp., Inc.
(unrecorded)
16

low water line

MUSKINGUM AVE.

HENRY JONES ADD.

PB. RP 1, PG 197
10
11

66' PIERCE ST.

TOWN OF SPRINGFIELD

PB. A-0, PG 2

129

MUSKINGUM AVE.

66'

2343.95'

135

N01°59'27"W

141

147

ipf (held)

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 Re-Plot 1, Page 197 (Henry Jones Add.)
- Plat Book A-0, Page 2 (Town of Springfield)
- Plat Book 2, Page 35 (Fair Oaks Add.)
- Plat Book 4, Page 82 (James Benjamin Sub.)
- Railroad Plans, V 123.1/L

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.

DESCRIPTION

APPROVED

By: *[Signature]* 12/7/2010

PARCEL

All of: 81-02-05-29-000(±1.26 ac.)

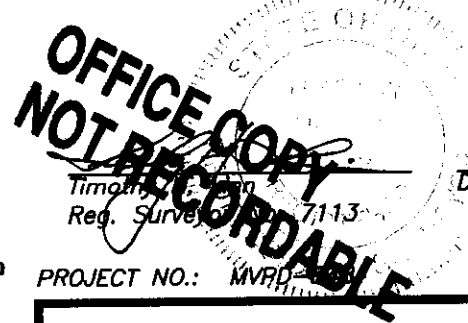
GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	145.28'	1146.30'	7°15'41"	N00°16'44"W	145.18'



PROJECT NO.: MVRD



Linn Engineering, Inc. 740-452-7434
Civil Engineering Consultants
P.O. Box 2088 Zanesville, Ohio 43702-2088