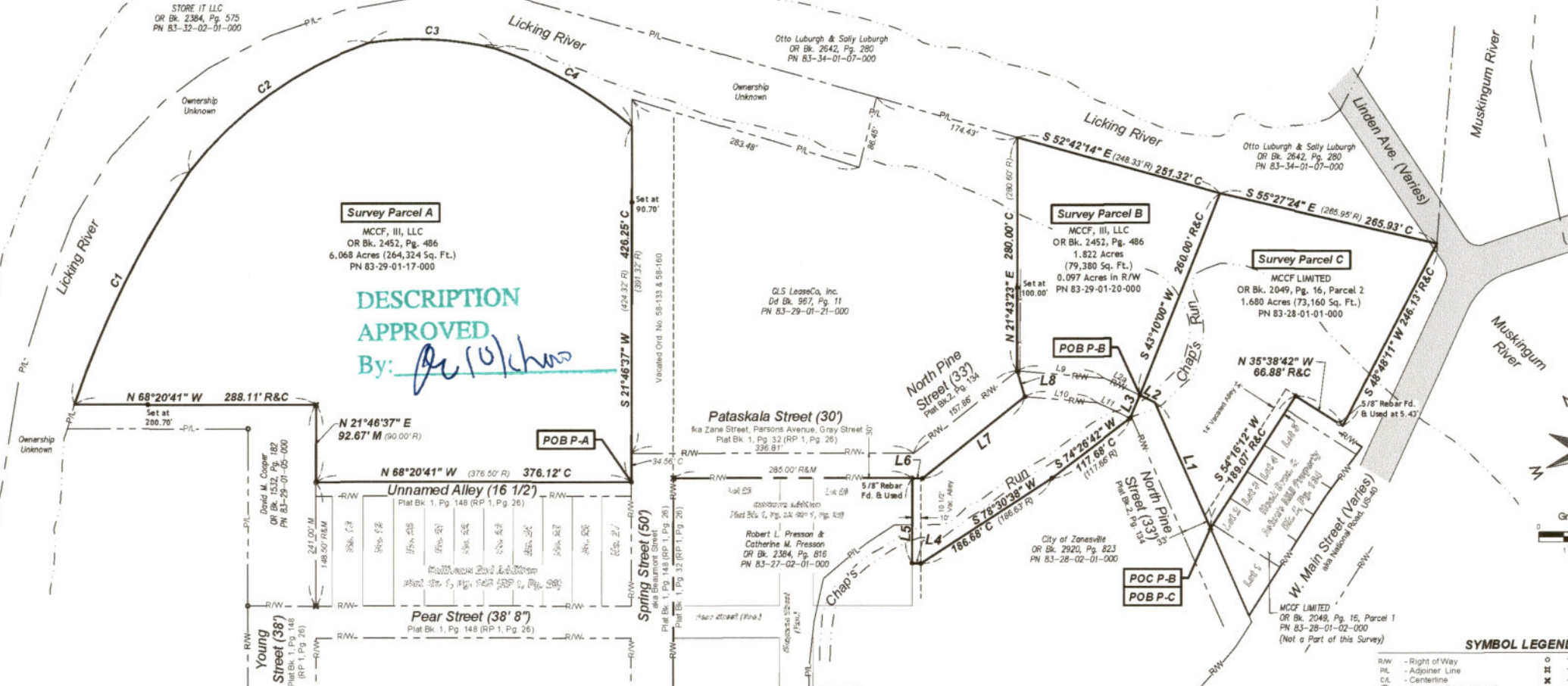


Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.

PLAT OF SURVEY

Situated in the City of Zanesville, County of Muskingum and State of Ohio, being part of the Seventh Ward (formerly Fifth Ward) in the City of Zanesville, and being a resurvey of all of the same parcels as conveyed to MCCF, III, LLC (ALL of PN 83-29-01-17-000 & ALL of PN 83-29-01-20-000) in OR Bk. 2452, Pg. 486 and part of the same parcels as conveyed to MCCF LIMITED (ALL of PN 83-28-01-01-000) in OR Bk. 2049, Pg. 16, Parcel 2 Therein, all of Muskingum County Ohio Records



Survey Parcel A
MCCF, III, LLC
OR Bk. 2452, Pg. 486
6.068 Acres (264,324 Sq. Ft.)
PN 83-29-01-17-000

Survey Parcel B
MCCF, III, LLC
OR Bk. 2452, Pg. 486
1.822 Acres
(79,380 Sq. Ft.)
0.097 Acres in R/W
PN 83-29-01-20-000

Survey Parcel C
MCCF LIMITED
OR Bk. 2049, Pg. 16, Parcel 2
1.680 Acres (73,160 Sq. Ft.)
PN 83-28-01-01-000

DESCRIPTION
APPROVED
By: *[Signature]*

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1171.41' R&C	312.86' R&C	N 47°51'18" E	311.93' R&C	15°18'09" R&C
C2	460.73' R&C	267.09' R&C	N 75°59'23" E	263.36' C (263.37' R)	33°12'53" R&C
C3	382.63' R&C	150.64' R&C	S 65°46'14" E	149.67' R&C	22°33'26" R&C
C4	487.92' R&C	189.56' C (189.64' R)	S 38°42'50" E	188.37' C (188.44' R)	22°15'35" C (22°16'07" R)

BASIS OF BEARINGS:

Basis of Bearings are based on Grid North, Ohio State Plane Coordinate System, South Zone (3402), NAD83 (2011, EPOCH 2010). Distances are listed in Ground.

PREPARED FOR:

The City of Zanesville
Community Development Dept.
401 Market Street, Room 204
Zanesville, OH 43701
www.coz.org

NOTES:

- Monuments found or set are in good condition and flush with the ground unless noted.
- Edge of water is shown from a shapefile obtained from FEMA Flood Map Service Center, panel Number 39119C0285G and is based on Ohio State Plane South Zone (FIPS ZONE 3402) NAD83. Edge and Center of Water along boundary lines was established by current deed.
- Aerial Imagery used for improvements is from State of Ohio Office of Information Technology, Ohio Geographically Referenced Information Program, 2014 OSIP Base Digital Orthorectification Project. The aerial imagery was collected during leaf-off conditions at a minimum resolution of 1.0-foot. The orthos are delivered as countywide datasets, consisting of 5,000 x 5,000 uncompressed 8-bit, 4-band color geotiff files. Horizontal accuracy is based upon NMAAS Standards for 1"=200' scale base mapping.
- Other occupational evidence is surveyed and shown hereon.

PERTINENT DOCS:

- Surveys on file at the County Engineer's Office
- Deeds as shown hereon
- County Tax Maps

REVISIONS

BY	DATE	COMMENT
AJD	09-24-2020	FIRST DRAFT
AJD	09-29-2020	COUNTY COMMENTS RECD

PREPARED BY:

Cardinal Precision Surveying, LLC
2715 Virginia Ridge Road
Philio, OH 43771
(330) 603-0264
www.cardinalprecisionsurveying.com
adevitt@cardinalprecisionsurveying.com



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 02°00'00" W	164.69' R&C
L2	N 42°31'37" W	20.00' R&C
L2a	N 42°31'37" W	47.98' R&C
L3	S 44°24'23" W	30.04' R&C
L4	N 68°16'37" W	10.50' R&C
L5	N 21°46'37" E	101.75' R&C
L6	S 68°20'41" E	12.35' C (12.36' R)
L7	N 72°54'19" E	156.44' R&C
L8	N 04°41'21" E	32.31' C (32.30' R)
L9	N 63°31'37" W	104.18' R&C
L10	S 63°31'37" E	86.63' C
L11	S 42°31'37" E	44.03' C

SYMBOL LEGEND

- R/W - Right of Way
- PL - Adjacent Line
- CL - Centerline
- CE - Potential Encroachment
- C - Calculated
- M - Measured
- R - Record
- Surveyed (Record)
- POB - Point of Beginning
- TPOB - True Point of Beginning
- 1" Lead Center Line Fd. & Used
- 3/4" Inch Tree Fd. & Used
- Iron Pin Fd. as Noted
- Axle Iron Fd. & Used
- RR Spike Fd. & Used
- Mag Nail Fd. & Used
- 5/8" Rebar w/Cap Set "DEWITT S-8625"
- Mag Nail Set
- Y-Bridge (See Note 3)
- Platted Subdivision Line
- River (See Note 2)
- Segment Line
- Boundary Line
- Property Line Fence

CERTIFICATION
I certify that the parcel shown hereon has been surveyed by me or under my direct supervision in accordance with the Minimum Standards for Boundary Surveys as set forth in the Ohio Revised Code, Chapter 553.

By: *[Signature]*
Alaina J. DeWitt, P.S.
License No. S-8625
Field Date of Completion: September 29, 2020
Date of Last Revision: September 29, 2020
CPS Site No. 20071

