

APPROVED BY CITY PLANNING COMMISSION  
ZANESVILLE, OHIO

*Handwritten signature* 1-3-25

LEGAL DESCRIPTION

34.686 ACRES

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Lot 4 in Sibley's Subdivision in Quarter Township 1, Township 1, Range 8, United States Military Lands, as shown on "Annexation Plat from Falls Township to the City of Zanesville, Muskingum County, Ohio", of record in Plat Book 16, Pages 87-88 (all references used in this description refer to the records of the Recorder's Office, Muskingum County, Ohio), and containing 34.686 acres of land, more or less, and being all out of that 148.42 acre tract of land (Part of Parcel # 86-34-01-01-001) conveyed to Zanesville-Muskingum County Port Authority, of record in Deed Book 1004, Page 15 & Deed Book 1025, Page 247, said 34.686 acre tract being more particularly described as follows:

Beginning at an axle found at the northwest corner of said Sibley's Lot 4, also being the southeasterly corner of that 20.21 acre tract of land conveyed to Ray Thomas Lumbertown, Inc., of record in Deed Book 739, Page 11 & Deed Book 739, Page 14, also being the southwesterly corner of that 20.33 acre tract of land conveyed to Ray Thomas Lumbertown, Inc., of record in Deed Book 739, Page 11 & Deed Book 739, Page 14, also being the northeasterly corner of that 20.76 acre tract of land conveyed to Iris M. Eppley, Tr., of record in Deed Book 1145, Page 222;

Thence with the southerly line of said 20.33 acre Ray Thomas Lumbertown tract, also with the northerly line of said Shipley's Lot 4, South  $87^{\circ}32'51''$  East, a distance of 839.70 feet to the southeasterly corner of said 20.33 acre Ray Thomas Lumbertown tract, referenced by a 5/8 inch rebar capped "Enterprise Group" found North  $13^{\circ}48'22''$  West a distance of 0.70 feet of the corner, said corner also being in the westerly Right of Way line of North Pointe Drive, as shown on the North Pointe Drive and High Pointe Court Dedication Plat, of record in Plat Book 18, Pages 119-121;

Thence with the westerly Right of Way line of said North Pointe Drive, the following three courses:

- 1) South  $13^{\circ}48'22''$  East, a distance of 1304.08 feet to an iron pipe set;
- 2) Along the arc of a curve to the right having a radius of 1647.78 feet, a central angle of  $4^{\circ}30'00''$ , an arc length of 129.41 feet, and the chord of which bears South  $11^{\circ}33'58''$  East, a chord distance of 129.38 feet to a 5/8 inch rebar capped "Biedenbach" found;
- 3) Along the arc of a curve to the right having a radius of 1223.24 feet, a central angle of  $3^{\circ}09'44''$ , an arc length of 67.52 feet, and the chord of which bears South  $7^{\circ}51'23''$  East, a chord distance of 67.51 feet to a 5/8 inch rebar capped "Biedenbach" found in the northerly line of that 28.781 acre tract of land conveyed to Worthington Foods, Inc., of record in Deed Book 1025, Page 142;

Thence with the northerly line of said 28.781 acre Worthington Foods tract, North  $88^{\circ}06'33''$  West, a distance of 1231.32 feet to an axle found at a southeasterly corner of the aforesaid 20.76 Eppley, Tr., tract;

Thence with the easterly line of said 20.76 acre Eppley, Tr., tract, North  $1^{\circ}47'05''$  East, a distance of 1456.04 feet to the point of beginning, and containing 34.686 acres of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The Right of Way of North Pointe Drive (north of Fairview Road) was assigned a bearing of North  $2^{\circ}12'01''$  East, as shown on the North Pointe Drive and High Pointe Court Dedication Plat, of record in Plat Book 18, Pages 119-121, Recorder's Office, Muskingum County, Ohio.

All iron pipes set are  $\frac{3}{4}$  inch inside diameter by 30 inches in length with a yellow plastic cap marked "Sands Decker".

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Sands Decker, and is based on an actual survey of the premises performed in September 2024.

**OFFICE COPY**  
*Kevin Beechy* 12/27/24  
**NOT RECORDABLE**  
Kevin Beechy, date  
Ohio Professional Surveyor No. 7891



DESCRIPTION

APPROVED

By: *Mr. [Signature]* 1/3/25