

# BOUNDARY SURVEY FOR ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY



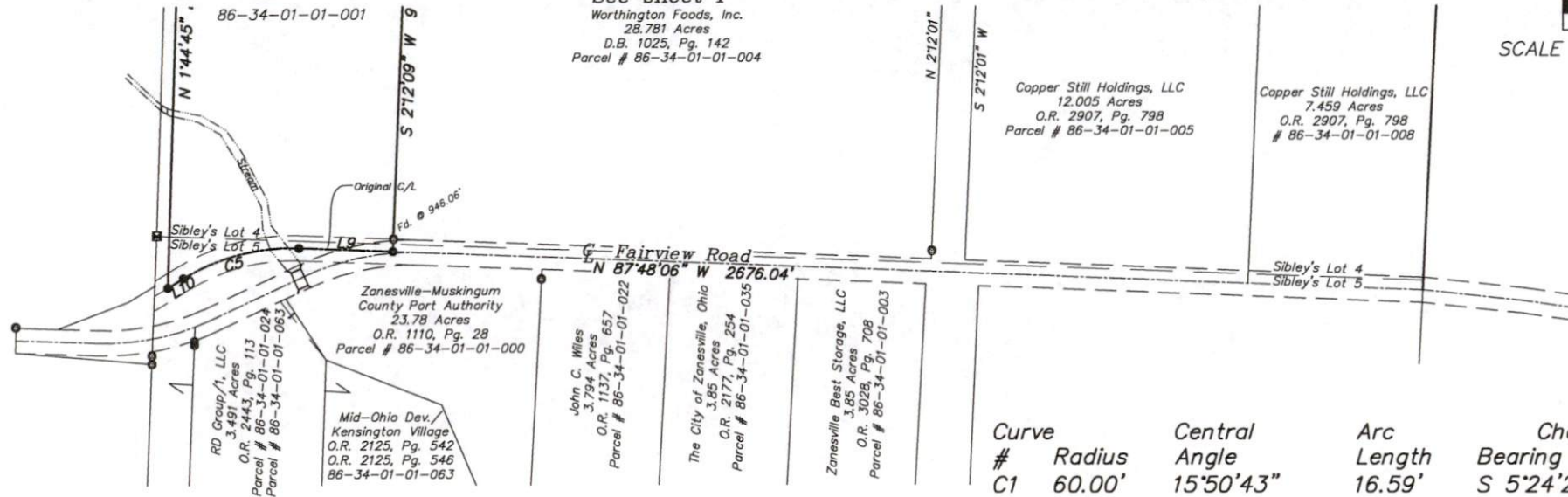
## OFFICES

422 North Broad Street  
Lancaster, Ohio 43130  
740-385-2140

1495 Old Henderson Road  
Columbus, Ohio 43220  
614-459-6992

507 Main Street  
Zanesville, Ohio 43701  
740-450-1640

0 400  
SCALE 1 INCH = 400 FEET



| Curve # | Radius  | Central Angle | Arc Length | Chord Bearing & Distance |
|---------|---------|---------------|------------|--------------------------|
| C1      | 60.00'  | 15°50'43"     | 16.59'     | S 5°24'25" E 16.54'      |
| C2      | 40.00'  | 36°46'45"     | 25.68'     | S 4°57'02" W 25.24'      |
| C3      | 860.00' | 5°19'53"      | 80.02'     | S 63°20'44" W 79.99'     |
| C4      | 960.00' | 11°41'50"     | 195.99'    | N 57°44'11" E 195.65'    |
| C5      | 493.10' | 33°36'38"     | 289.26'    | S 75°23'35" W 285.13'    |

| Line | Bearing & Distance    |
|------|-----------------------|
| L1   | S 87°25'00" E 90.15'  |
| L2   | S 23°29'48" W 75.02'  |
| L3   | N 66°29'37" W 149.92' |
| L4   | N 87°37'30" W 247.63' |
| L5   | N 76°07'29" E 202.65' |
| L6   | N 69°46'29" E 127.70' |
| L7   | S 41°35'14" E 252.67' |
| L8   | N 88°06'33" W 26.71'  |
| L9   | N 87°48'06" W 224.19' |
| L10  | S 58°35'16" W 43.12'  |

## SURVEY NOTES:

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

All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

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

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39119 C 0170 G, (Effective Date: July 6, 2010), the property surveyed and shown hereon lies within Zone "X" (Areas determined to be outside of the 0.2% annual chance floodplain).

Current City of Zanesville Zoning Classification: O-2 (Office Park District).

DESCRIPTION  
APPROVED

By: *[Signature]*

## SUBJECT PARCELS

| ID | Owner                                      | Area        | Deed Reference                         | Parcel Number          |
|----|--------------------------------------------|-------------|----------------------------------------|------------------------|
| 1  | Zanesville-Muskingum County Port Authority | 2.503 Acres | D.B. 1004, Pg. 15 & D.B. 1025, Pg. 247 | 86-34-01-01-001 (Part) |
| 2  | Zanesville-Muskingum County Port Authority | 2.355 Acres | D.B. 1004, Pg. 15 & D.B. 1025, Pg. 247 | 86-34-01-01-001 (Part) |

## ADJACENT PARCELS

| ID | Owner                            | Area        | Deed Reference     | Parcel Number   |
|----|----------------------------------|-------------|--------------------|-----------------|
| A  | Ray Thomas Lumbertown, Inc.      | Lot 72      | D.B. 580, Pg. 390  | 44-50-08-27-000 |
| B  | Matt & Lisa Hittle               | Lot 73      | O.R. 2901, Pg. 888 | 44-50-04-01-000 |
| C  | Fuse: Northpointe, LLC           | 2.000 Acres | O.R. 2986, Pg. 729 | 86-34-01-01-054 |
| D  | Phillip F. Arthur                | 1.000 Acre  | O.R. 2119, Pg. 25  | 86-34-01-01-061 |
| E  | Phillip F. Arthur                | 0.800 Acre  | O.R. 2663, Pg. 396 | 86-34-01-01-062 |
| F  | The Thomas L. Tabatowski Trust   | 0.800 Acre  | O.R. 2129, Pg. 101 | 86-34-01-01-067 |
| G  | Champion Gymnastics & Cheer, LLC | 1.000 Acre  | O.R. 2574, Pg. 234 | 86-34-01-01-072 |
| H  | Champion Gymnastics & Cheer, LLC | 1.040 Acres | O.R. 1873, Pg. 571 | 86-34-01-01-052 |
| I  | Jahweh, LLC                      | 0.554 Acre  | O.R. 2565, Pg. 873 | 86-34-01-01-058 |
| J  | City of Zanesville               | 0.91 Acre   | D.B. 1059, Pg. 180 | 86-34-01-01-009 |
| K  | City of Zanesville               | 1.664 Acres | D.B. 1011, Pg. 105 | 86-34-01-01-002 |
| L  | ACM Property Services LLC        | 2.796 Acres | O.R. 2933, Pg. 518 | 86-34-01-01-045 |
| M  | Morada Bay Capital, LLC          | 2.38 Acres  | O.R. 3136, Pg. 669 | 86-34-01-01-043 |
| N  | Vested Properties, LLC           | 4.00 Acres  | O.R. 2596, Pg. 645 | 86-34-01-01-036 |
| O  | Vested Properties, LLC           | 0.61 Acre   | O.R. 2596, Pg. 645 | 86-34-01-01-037 |



OFFICE COPY  
NOT RECORDABLE

Kevin Beechy  
Ohio Professional Surveyor No. 7891

BOUNDARY SURVEY FOR ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY  
NORTHPOINTE DR., FAIRVIEW RD. & HIGHPOINTE CT. ~ CITY OF ZANESVILLE  
MUSKINGUM COUNTY, OHIO

| SCALE   | DRAWN | CHECKED | DATE     | SHEET  |
|---------|-------|---------|----------|--------|
| 1"=400' | KB    | SS      | 10-14-24 | 2 OF 2 |