

APPROVED BY CITY PLANNING COMMISSION
ZANESVILLE, OHIO

Emily Sibley 1-3-25

LEGAL DESCRIPTION

12.277 ACRES

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Lots 4 and 5 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 12.277 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 12.277 acre tract being more particularly described as follows:

Beginning, for reference, 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 easterly line of said 20.76 acre Eppley tract, South $1^{\circ}47'05''$ West, a distance of 1456.04 feet to an Axle 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, also being a southeasterly corner of said 20.76 acre Eppley tract;

Thence with the northerly line of said 28.781 acre Worthington Foods tract, also with a southerly line of said 20.76 acre Eppley tract, North $88^{\circ}06'33''$ West, a distance of 26.71 feet to a 5/8 inch rebar capped "Biedenbach" found at the northwesterly corner of said 28.781 acre Worthington Foods tract, said rebar marking the true point of beginning of the herein described 12.277 acre tract;

Thence with the westerly line of said 28.781 acre Worthington Foods tract, South $2^{\circ}12'09''$ West, passing over a 5/8 inch rebar found at 946.06 feet, a total distance of 976.06 feet to a pk nail set in the original centerline of Fairview Road;

Thence with the original centerline of Fairview Road, the following three courses:

- 1) North $87^{\circ}48'06''$ West, a distance of 224.19 feet to an iron pipe set;
- 2) Along the arc of a curve to the left having a radius of 493.10 feet, a central angle of $33^{\circ}36'38''$, an arc length of 289.26 feet, and the chord of which bears South $75^{\circ}23'35''$ West, a chord distance of 285.13 feet to an iron pipe set;
- 3) South $58^{\circ}35'16''$ West, a distance of 43.12 feet to an iron pipe set at a southeasterly corner of said 20.76 acre Eppley tract;

Thence with easterly and southerly lines of said 20.76 acre Eppley tract, the following two courses:

- 1) North $1^{\circ}44'45''$ East, a distance of 1079.49 feet to a 5/8 inch rebar capped "Biedenbach" found;
- 2) South $88^{\circ}06'33''$ East, a distance of 541.66 feet to the point of beginning, and containing 12.277 acres of land, more or less.

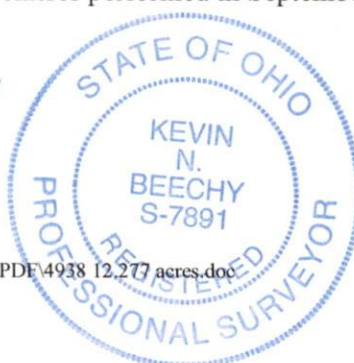
Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

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
Ohio Professional Surveyor No. 7891



DESCRIPTION
APPROVED

By: *My L. H. H. 2024*