

BOUNDARY SURVEY FOR ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY



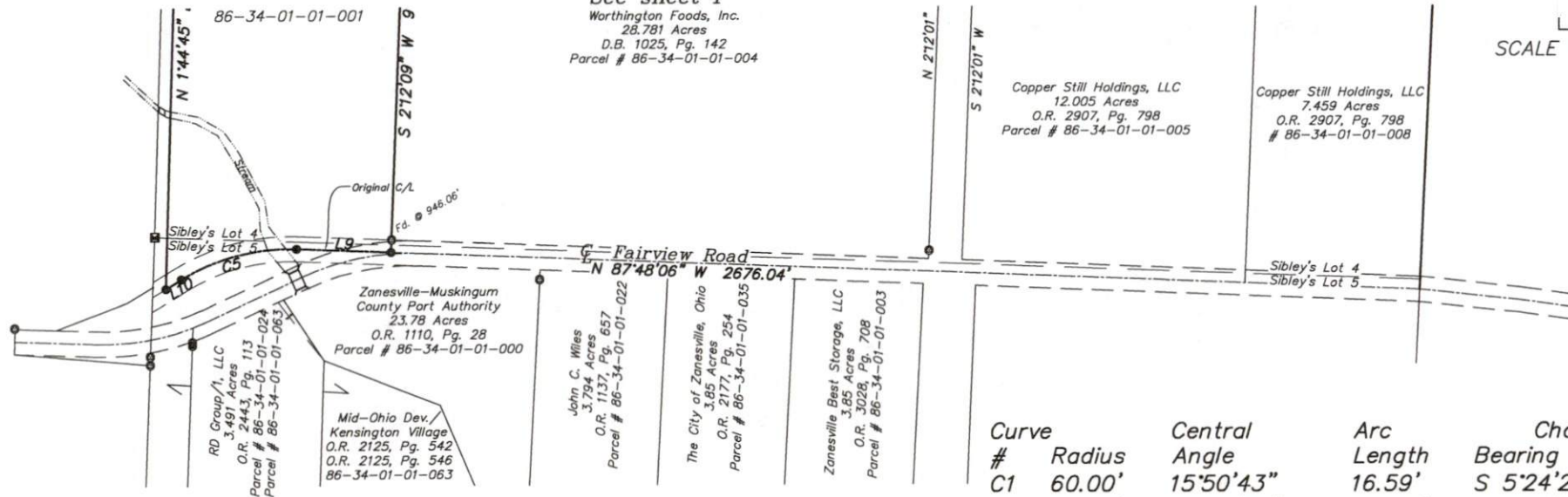
OFFICES

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
[Signature] 12/16/24

Kevin Beechy
Ohio Professional Surveyor No. 7891

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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