

## DEED DESCRIPTION

12.005 ACRES

ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY PROPERTY [part]

AUDITOR'S PARCEL # 86-34-01-01-005 [entire]

BEING A PART OF LOT 4 and A PART OF LOT 5 IN THE SIBLEY'S SUBDIVISION OF DEED VOLUME "A", PAGE 1, IN QUARTER TOWNSHIP 1, TOWNSHIP 1 NORTH, RANGE 8 WEST, IN THE CORPORATION OF THE CITY OF ZANESVILLE, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF A 148.42 ACRES +/- TRACT OF THE ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY PROPERTY OF DEED BOOK 1025, PAGE 247 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE**, AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF "LOT 4" OF THE "SIBLEY'S SUBDIVISION";

THENCE S 2° 50' 08" W 1646.53 FEET, IN THE EAST LINE OF "LOT 4", TO AN EXISTING IRON PIN;

THENCE, LEAVING THE EAST LINE OF "LOT 4", N 87° 28' 35" W 421.61 FEET TO AN IRON PIN SET AND THE PRINCIPAL PLACE OF BEGINNING OF THIS 12.005 ACRES PARCEL TO BE DESCRIBED;

[ THE FOLLOWING 12.005 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTY OF TANCO DEVELOPMENT LTD. OF OFFICIAL RECORD BOOK 1567, PAGE 268 AND OFFICIAL RECORD BOOK 1587, PAGE 238 AND BY THE AFORESAID "ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY" PROPERTY, BOUNDED ON THE EAST BY THE AFORESAID "ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY" PROPERTY, BOUNDED ON THE SOUTH BY THE PROPERTIES OF RAY THOMAS LUMBERTOWN, INC. OF DEED BOOK 1039, PAGE 294 AND BY BARNES ADVERTISING CORPORATION OF OFFICIAL RECORD BOOK 1132, PAGE 759 AND OFFICIAL RECORD BOOK 1746, PAGE 763 AND IS BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF NORTH POINTE DRIVE {A.K.A. MUNICIPAL ROAD #723 }. FOR REFERENCE TO "NORTH POINTE DRIVE" SEE PLAT BOOK 18, PAGE 119 thru PAGE 121}, ALL OF THE MUSKINGUM COUNTY RECORDER ]

THENCE, FROM THE "PRINCIPAL PLACE OF BEGINNING" OF SAID "12.005 ACRE PARCEL", S 2° 31' 06" W 774.72 FEET TO A POINT IN, ASPHALT SURFACED, FAIRVIEW ROAD [A.K.A. MUNICIPAL ROAD #309] AND IN THE, NORTH, BOUNDARY OF THE AFORESAID "RAY THOMAS LUMBERTOWN, INC." PROPERTY, PASSING AN IRON PIN SET AT 734.72 FEET AND PASSING THROUGH THE SOUTH LINE OF "LOT 4" AND ENTERING INTO "LOT 5" AT 752.37 FEET;

THENCE N 87° 30' 06" W 674.85 FEET, IN THE EXISTING PAVEMENT OF "FAIRVIEW ROAD" AND IN THE, NORTH, BOUNDARIES, RESPECTIVELY, OF SAID "RAY THOMAS LUMBERTOWN, INC." PROPERTY AND SAID "BARNES ADVERTISING CORPORATION" PROPERTY TO A POINT IN THE EAST RIGHT OF WAY LINE OF "NORTH POINTE DRIVE"

[ SEE PLAT BK. 18, PAGE 119 thru 121 CONCERNING "NORTH POINTE DRIVE" RIGHT OF WAY ];

THENCE, LEAVING "FAIRVIEW ROAD" AND SAID "BARNES ADVERTISING CORPORATION" PROPERTY, N 2° 31' 02" E 775.02 FEET, IN THE EAST RIGHT OF WAY LINE OF "NORTH POINTE DRIVE", TO AN EXISTING IRON PIN IN THE SOUTHWEST CORNER OF THE AFORESAID "TANCO DEVELOPMENT LTD." PROPERTY, PASSING THROUGH THE NORTH LINE OF "LOT 5" AND ENTERING INTO "LOT 4" AT 21.04 FEET AND PASSING AN EXISTING IRON PIN AT 40.49 FEET;

THENCE, LEAVING "NORTH POINTE DRIVE", S 87° 28' 35" E 674.86 FEET TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS "12.005 ACRES" PARCEL, PASSING THROUGH THE SOUTHEAST CORNER OF THE AFORESAID "TANCO DEVELOPMENT LTD. PROPERTY AT, APPROXIMATELY, 352.28 FEET.

THE PARCEL AS DESCRIBED CONTAINS 12.005 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED "PARCEL" THERE ARE 11.669 ACRES IN "LOT 4" AND 0.336 ACRES IN "LOT 5".

ALL IRON PINS SET ARE 5/8" INCH BY 30" INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE EAST LINE OF LOT 4 AND THE EAST LINE OF "LOT 5" OF THE "SIBLEY'S SUBDIVISION" AS BEING S 2° 50' 08" W i.e. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON NOVEMBER 20, 2008. SEE THE PLAT ATTACHED.

THE RIGHT OF WAY WIDTH OF "FAIRVIEW ROAD" IS ASSUMED TO BE 60' FEET. "NORTH POINTE DRIVE" HAS A VARYING RIGHT OF WAY WIDTH.

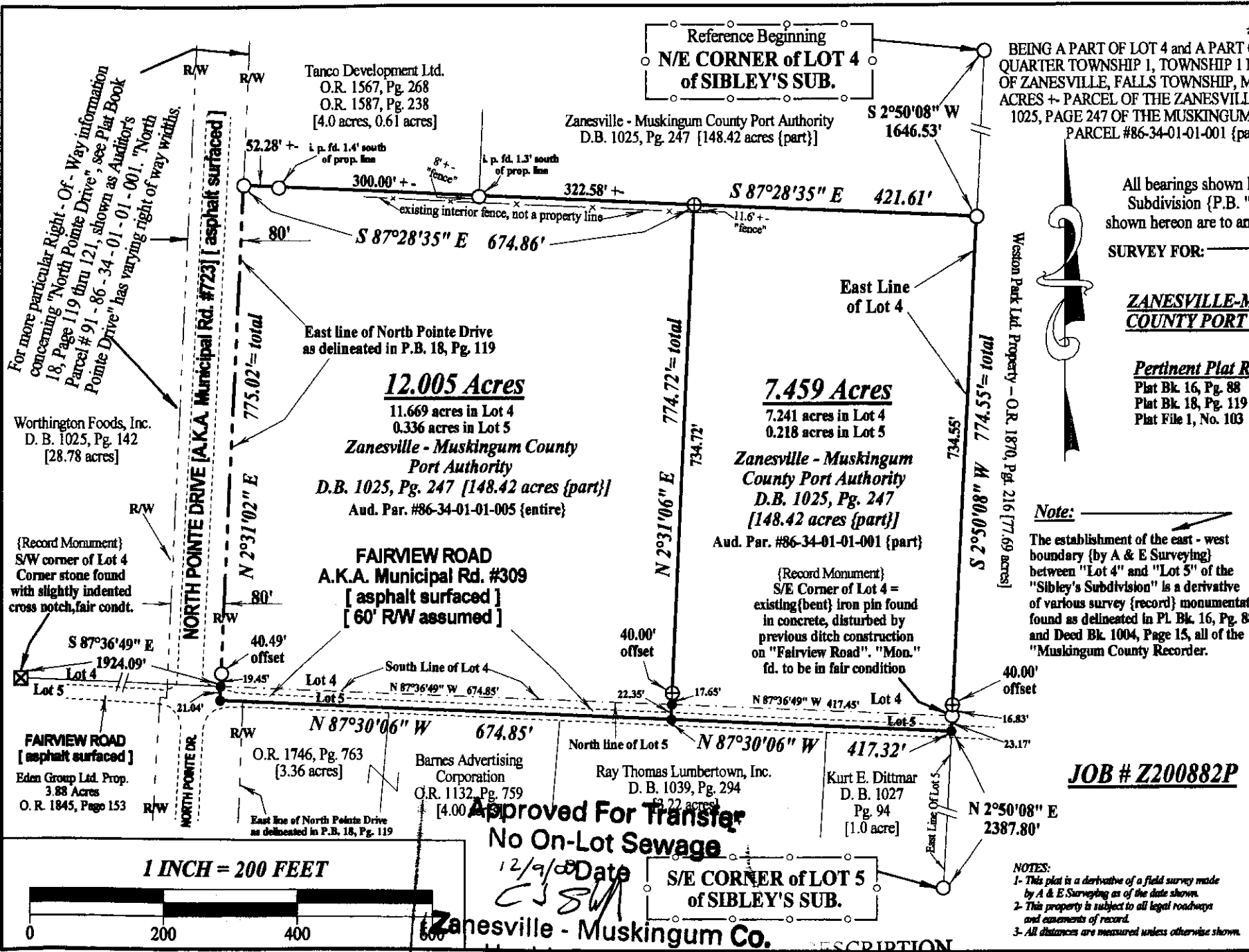
A & E SURVEYING  
P. O. BOX 420  
SOMERSET, OHIO 43783  
PH: (740) 743- 2201 FAX: 743- 2498  
*Wayne A. Knisley*  
WAYNE A. KNISLEY  
OHIO REGISTERED SURVEYOR # 7231  
DATE: NOVEMBER 20, 2008

DESCRIPTION

APPROVED

By: *[Signature]* 11/26/2008

OFFICE COPY  
NOT RECORDABLE



**PLAT OF SURVEY**

BEING A PART OF LOT 4 AND A PART OF LOT 5 IN SIBLEY'S SUBDIVISION [Deed Volume "A", Page 1], QUARTER TOWNSHIP 1, TOWNSHIP 1 NORTH, RANGE 8 WEST, IN THE CORPORATION OF THE CITY OF ZANESVILLE, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF A 148.42 ACRES + PARCEL OF THE ZANESVILLE - MUSKINGUM COUNTY PORT AUTHORITY OF DEED BOOK 1025, PAGE 247 OF THE MUSKINGUM COUNTY RECORDER. [PRESENTLY SHOWN AS AUDITOR'S PARCEL #86-34-01-01-001 {part} and AUDITOR'S PARCEL # 86-34-01-01-005 {entire} ]

**BASIS OF BEARINGS**

All bearings shown hereon are based on the east line of Lot 4 of Sibley's Subdivision (P.B. "A", Pg. 1) as being S 2° 50' 08" W ie. All bearings shown hereon are to an assumed meridian and are used to denote angles only.

SURVEY FOR:

**ZANESVILLE-MUSKINGUM  
COUNTY PORT AUTHORITY**

**Pertinent Plat References**

Plat Bk. 16, Pg. 88  
Plat Bk. 18, Pg. 119 thru 121  
Plat File 1, No. 103

**PERTINENT DOCUMENTS AND  
SOURCES OF DATA USED:**

- 1- Deed references as shown hereon
- 2- Falls Township tax maps
- 3- U.S.G.S. maps
- 4- Various survey records found in the office of the Muskingum County Engineer and Recorder, Zanesville, Ohio.

For more particular information concerning flood data in this area see Community Panel No. 390425 0110 C. Effective Date: June 3, 1988(not a flood hazard area)

**LEGEND**

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN
- POINT (nothing set)
- — — EXISTING, WOVEN WIRE, FENCE

**Note:**  
The establishment of the east - west boundary (by A & E Surveying) between "Lot 4" and "Lot 5" of the "Sibley's Subdivision" is a derivative of various survey (record) monumentation found as delineated in Pl. Bk. 16, Pg. 88 and Deed Bk. 1004, Page 15, all of the "Muskingum County Recorder."

**JOB # Z200882P**

**A & E SURVEYING**  
P.O. BOX 420  
OF SOMERSET, OHIO 43783  
Ph: (724) 743-2201 Fax: 743-2498  
WAYNE A. KNISLEY - OHIO P.S. # 7231  
DATE: NOVEMBER 20, 2008

- NOTES:**
- 1- This plat is a derivative of a field survey made by A & E Surveying as of the date shown.
  - 2- This property is subject to all legal roadways and easements of record.
  - 3- All distances are measured unless otherwise shown.

**Approved For Transfer  
No On-Lot Sewage**

12/9/08 Date  
CSM  
S/E CORNER of LOT 5  
of SIBLEY'S SUB.

**Zanesville - Muskingum Co.  
Health Department**

**DESCRIPTION  
APPROVED  
By**