

## DEED DESCRIPTION

7.459 ACRES

ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY PROPERTY [part]

AUDITOR'S PARCEL # 86-34-01-01-001 [part]

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 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 "SIBLEY'S SUBDIVISION";**

**THENCE S 2° 50' 08" W 1646.53 FEET, IN THE EAST LINE OF LOT 4, TO AN EXISTING IRON PIN AND THE PRINCIPAL PLACE OF BEGINNING OF THIS 7.459 ACRES PARCEL TO BE DESCRIBED;**

[ THE FOLLOWING 7.459 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH and WEST BY THE AFORESAID "ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY" PROPERTY, BOUNDED ON THE EAST BY THE WESTON PARK, LTD. PROPERTY OF OFFICIAL RECORD BOOK 1870, PAGE 216 AND BOUNDED ON THE SOUTH BY THE PROPERTIES, RESPECTIVELY, OF KURT E. DITTMAR OF DEED BOOK 1027, PAGE 94 AND BY RAY THOMAS LUMBERTOWN, INC. OF DEED BOOK 1039, PAGE 294, ALL OF THE MUSKINGUM COUNTY RECORDER ]

**THENCE, FROM THE "PRINCIPAL PLACE OF BEGINNING", S 2° 50' 08" W 774.55 FEET, IN THE EAST LINE OF "LOT 4" and "LOT 5", RESPECTIVELY, AND IN SAID "WESTON PARK, LTD." BOUNDARY, TO A POINT IN, ASPHALT SURFACED, FAIRVIEW ROAD [A.K.A. MUNICIPAL ROAD #309] AND IN THE NORTHEAST CORNER OF THE AFORESAID "DITTMAR" PROPERTY, PASSING AN IRON PIN SET AT 734.55 FEET AND PASSING AN EXISTING {bent} IRON PIN, IN CONCRETE, MARKING THE SOUTHEAST CORNER OF "LOT 4" OF "SIBLEY'S SUBDIVISION", WHICH IS ALSO THE NORTHEAST CORNER OF "LOT 5", AT 751.38 FEET [ FOR REFERENCE TO LAST MENTIONED LOT CORNERS, SEE PLAT BOOK 16, PAGE 88 OF THE MUSKINGUM COUNTY RECORDER ] ;**

**THENCE, LEAVING THE "EAST LINE OF LOT 5" and SAID "WESTON PARK, LTD." PROPERTY, N 87° 30' 06" W 417.32 FEET, IN THE EXISTING PAVEMENT OF, ASPHALT SURFACED, "FAIRVIEW ROAD" AND IN SAID "KURT E. DITTMAR" AND "RAY THOMAS LUMBERTOWN, INC.", NORTH, BOUNDARIES, RESPECTIVELY, TO A POINT;**

**THENCE, LEAVING "FAIRVIEW ROAD" AND SAID "RAY THOMAS LUMBERTOWN, INC." PROPERTY, N 2° 31' 06" E 774.72 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 40.00 FEET AND PASSING THROUGH THE NORTH LINE OF "LOT 5" AND ENTERING INTO "LOT 4" AT 22.35 FEET ;**

THENCE S 87° 28' 35" E 421.61 FEET TO AN "EXISTING IRON PIN" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS "7.459 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS 7.459 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED "PARCEL", THERE ARE 7.241 ACRES IN "LOT 4" AND 0.218 ACRE IN "LOT 5".

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

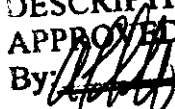
THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE EAST LINE OF LOT 4 AND THE EAST LINE OF "LOT 5" OF SAID "SIBLEY'S SUBDIVISION" AS BEING S 2° 50' 08" W *ie.* ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

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.

A & E SURVEYING  
P. O. BOX 420  
SOMERSET, OHIO 43783  
PH: (740) 723-2201 FAX: 743- 2498  
**OFFICE COPY  
NOT RECORDABLE**  
WAYNE A. KNISLEY  
OHIO REGISTERED SURVEYOR # 7231  
DATE: NOVEMBER 20, 2008

  
MICHAEL T. BRYAN,  
CITY OF ZANESVILLE PLANNING COMMISSION CHAIR

DESCRIPTION  
APPROVED  
By:  11/20/2008

# DESCRIPTION

APPROVED

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

For more particular Right-Of-Way information concerning "North Pointe Drive", see Plat Book 18, Page 119 thru 121, shown as Auditor's Parcel # 91 - 86 - 34 - 01 - 01 - 001. "North Pointe Drive" has varying right of way widths.

Worthington Foods, Inc.  
D. B. 1025, Pg. 142  
[28.78 acres]

{Record Monument}  
S/W corner of Lot 4  
Corner stone found  
with slightly indented  
cross notch, fair cond.

FAIRVIEW ROAD  
[asphalt surfaced]  
Eden Group Ltd. Prop.  
3.88 Acres  
O. R. 1845, Page 153

Tanco Development Ltd.  
O.R. 1567, Pg. 268  
O.R. 1587, Pg. 238  
[4.0 acres, 0.61 acres]

Zanesville - Muskingum County Port Authority  
D.B. 1025, Pg. 247 [148.42 acres {part}]

Reference Beginning  
N/E CORNER of LOT 4  
of SIBLEY'S SUB.

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}]

## PLAT OF SURVEY

### 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

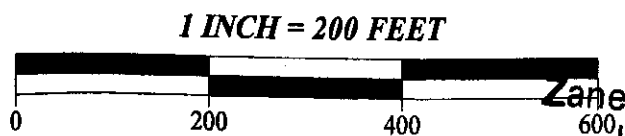
- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN
- POINT {nothing set}

— — — — — 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**

**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  
*[Signature]*

S/E CORNER of LOT 5  
of SIBLEY'S SUB.

Zanesville - Muskingum Co.  
Health Department

MICHAEL T. BRYAN, CITY OF ZANESVILLE PLANNING COMMISSION CHAIR

**OFFICE COPY**  
**NO SURVEYING**  
**NO RECORDING**  
**NO REPRODUCIBLE**  
WAYNE A. KNISLEY, P.S. # 7231  
DATE: NOVEMBER 20, 2008