

86-34-01-01-066
4212 NORTH POINTE DR

**Survey for
Zanesville-Muskingum County Port Authority
North Pointe Drive
Zanesville, Ohio 43701**

Situate in the State of Ohio, County of Muskingum, City of Zanesville, bounded and described as follows:

Being a part of Lots 5 and 6 of Sibley's Subdivision as recorded in Muskingum County Deed Book K, Page 644 and shown on an Annexation Plat recorded in Muskingum County Plat Book 16, Pages 87 and 88, located in the First Quarter, Township 1, Range 8 of the U.S.M.L., and also being a part of lands now owned by Zanesville-Muskingum County Port Authority (Deed Book 1110, Page 28), and being more particularly described as follows:

Commencing for reference at an iron pin found (Nichols) in the easterly right-of-way line of North Pointe Drive as shown in the Muskingum County records in Plat Book 18, Page 120. Said iron pin found being also the **True Point of Beginning** of the parcel herein described:

Thence North 37 degrees 18 minutes 39 seconds East along the easterly right-of-way line of said North Pointe Drive, a distance of 489.14 feet to an iron pin set, passing the common lot line of Sibley's Subdivision Lots 5 & 6 at 361.40 feet;

Thence, leaving said North Pointe Drive, through the said lands conveyed to Zanesville-Muskingum County Port Authority (Deed book 1110, Page 28), the following three courses:

South 88 degrees 13 minutes 55 seconds East, a distance of 402.75 feet to an iron pin set;
South 87 degrees 19 minutes 58 seconds East, a distance of 289.56 feet to an iron pin set;
South 14 degrees 55 minutes 37 seconds East, a distance of 113.03 feet to an iron pin found (disturbed),
said pin marking the common lot line of Sibley's Subdivision Lots 5 & 6;

Thence South 28 degrees 29 minutes 01 seconds West, a distance of 655.88 feet along the west property line of The Pfeifer Family Trust Deed Vol. 1150, page 510 and the West boundary of Melody Lake Subdivision No. 3, Plat Book 9, Page 49, to an iron pin found;

Thence North 87 degrees 17 minutes 03 seconds West, a distance of 18.24 feet, along the North property line of Carl Moore Deed Vol. 1148, Page 485, to an iron pin found;

Thence North 70 degrees 15 minutes 06 seconds West, a distance of 774.75 feet, along the North property lines of Northpointe Development Co., Deed Vol. 1148, page 838, and Smile Shack Properties, Deed Vol. 1854, page 866, to an iron pin found on the right-of-way of said North Pointe Drive;

Thence, along said easterly right-of-way line of North Pointe Drive, North 35 degrees 32 minutes 11 seconds East, a distance of 73.63 feet to an iron pin found (Nichols) and the **True Point of Beginning**.

The bearings in the above description are based on the easterly line of North Point Drive being North 37 degrees 18 minutes 39 seconds East.

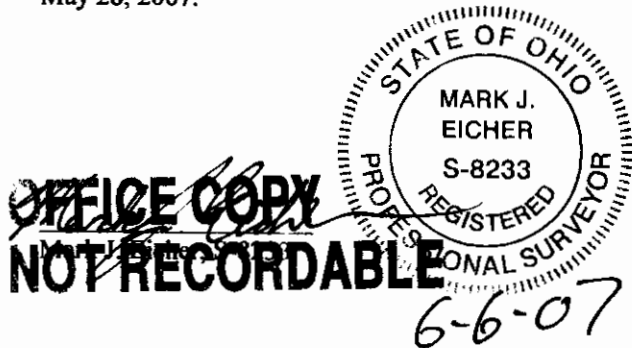
This parcel as surveyed contains 11.070 acres \pm , of which 1.840 acres \pm is of Sibley's Subdivision Lot 5 and 9.230 acres \pm is of Sibley's Subdivision Lot 6.

Part of Parcel: 91-86-34-01-01-000.

Including an easement for ingress/egress, beginning for reference at an iron pin set at the northwest corner of the above described property. Thence North 37 degrees 18 minutes 39 seconds East, a distance of 61.45 feet; thence, South 88 degrees 13 minutes 55 seconds East, a distance of 100.00 feet; thence, South 01 degrees 46 minutes 05 seconds West, a distance of 50.00 feet; thence, North 88 degrees 13 minutes 55 seconds West, a distance of 135.72 feet to the point of beginning.

Iron pins set are 5/8" rebar, 30" long with plastic ID caps Eicher S-8233.
Subject to all right of ways and easements either written or implied.

This description written from an actual field survey made by Mark J. Eicher, Ohio Professional Surveyor #8233, May 26, 2007.



APPROVED FOR CLOSURE

[Signature] 6/8/2007

EXEMPT FROM
PLANNING COMMISSION

[Signature] 6/8/2007

PLAT OF SURVEY

FOR ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY

SITUATE IN THE FIRST QUARTER, TOWNSHIP 1, RANGE 8 OF THE U.S.M.L.,
STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE

NOTE:
BEARINGS ON THIS PLAT ARE BASED ON THE EASTERLY LINE
OF NORTH POINTE DRIVE BEING NORTH 37°18'39" EAST

APPROVED FOR CLOSURE

[Signature] 6/8/2007

Zanesville-Muskingum
County Port Authority
Deed book 1110, Page 28
PARCEL # 91-86-34-01-01-000

 = Ingress/Egress
Easement (0.135 ac.)

Intersection of the lot line
of Sibley's Subdivision
Lots 5 & 6 with the
Easterly right-of-way line
of North pointe Drive

N 37°18'39" E
61.25 FT
S 88°13'55" E
100.00 FT
S 01°46'05" W
50.00 FT
S 88°13'55" E
402.75 FT (T)
N 88°13'55" W
135.72 FT

S 87°19'58" E
289.56 FT

Lot 5 1.840 AC ±
Lot 6 9.230 AC ±

IPF DISTURBED

The Pfeiffer Family Trust
Vol. 1150, Pg. 510
Debra Beckert
Vol. 1131, Pg. 424

FROM PARCEL # 91-86-34-01-01-000
11.070 ACRES ± TOTAL

Iron Pin found in Easterly
right-of-way line of
North Pointe Drive
Plat book 18, Page 119 & 120

EXEMPT FROM
PLANNING COMMISSION
[Signature] 6/8/2007

N 35°32'11" E
73.63 FT

Northpointe Development Co.
Vol. 1148, Pg. 838

Smile Shack Properties
Vol. 1854, Pg. 866

N 70°15'06" W
774.75 FT

Northpointe Development Co.
Vol. 1148, Pg. 838

N 87°17'03" W
18.24 FT
Carl Moore
Vol. 1148, Pg. 485

Fred & Kathryn
Wright
Vol. 1160, Pg. 909

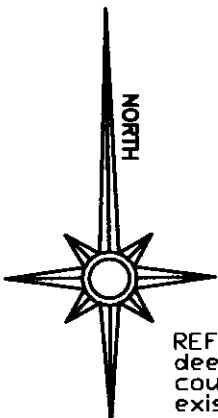
S 26°29'01" W
655.88 FT
Madlyn Zellers
Vol. 1140, Pg. 924

Rolland & Linda
McNutt
Vol. 661, Pg. 351
MELODY LAKE SUBDIVISION No. 3
Plat Book 9, Pg. 49

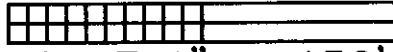
MELODY LAKE SUBDIVISION No. 2
Plat Book 9, Pg. 43 & 44

LEGEND

- ⊗ IRON PIN SET
5/8" X 30" REBAR WITH
I.D. CAP EICHER S-8233
- IRON PIN FOUND
- IRON PIN FOUND WITH I.D. CAP



REFERENCES
deeds as noted
county tax records
existing monumentation

0 150 300

SCALE 1" = 150'

PART OF PARCEL 91-86-34-01-01-000



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NOT RECORDABLE
6-6-07

Plat prepared by Mark J. Eicher
Ohio Professional Surveyor S-8233
based on an actual survey completed
on the 26th day of May 2007.



EICHER ENGINEERING
AND CONSULTING

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