

BOWMAN SURVEYING
38 N. 4TH STREET, RM. 103
ZANESVILLE, OHIO
PH./FAX (740) 454-0496

63-04-04-05
44 MAYSVILLE AVE

SURVEY DESCRIPTION
FOR
BURLEY CLAY PRODUCTS

Situated in the Village of South Zanesville, Muskingum County, Ohio. Being part of the lands of Burley Clay Products and being described as follows;

Beginning at a set rebar set in the Northwest corner of relocated East King Street;

Thence, **N.23°09'18"E.** a distance of **135.00 feet** along the East line of Maysville Pike to a set rebar;

Thence, **S.66°53'44"E.** a distance of **336.99 feet** through the lands of Burley Clay Products to a set rebar on the west line of rail road lands;

Thence, **S.12°26'52"W.** a distance of **137.37 feet** along said rail road lands to a set rebar;

Thence, **N.66°53'44"W.** a distance of **362.51 feet** through the lands of Burley Clay Products and along the North line of the relocated East King Street to the point of beginning, passing the Northeast corner of relocated East King Street at 160.83 feet.

The above described parcel contains **1.08 acres**, more or less, and is subject to all legal easements and right of ways. All set rebars are 5/8" x 30" rebars with plastic I.D. caps. North is based upon an assumed meridian.

Reserving unto the Grantors and assigns is a 50 foot wide easement for ingress, egress and utilities along and parallel to the entire East line of the above described 1.08 acre parcel.

Attached to the above described parcel is a 17.05 foot wide right of way along the South line of the above described parcel beginning at the Northeast corner of relocated East King Street and running east to the rail road lands, being described as follows:

Beginning at the Northeast corner relocated East King Street; Thence, **S.66°53'44"E.** a distance of 160.83 feet through along the projected North line of the relocated East King Street to a set rebar on the West line of Conrail Rail Road; Thence, **S.12°26'52"W.** a distance of 17.35 feet along said rail road lands to a found iron pin on the Northeast corner of the northeast corner of the lands of Coco Brothers, LLC (1864/571); Thence, **N.66°53'44"W.** a distance of 160.83 feet along said Coco Brothers lands to a found iron pin on the East line of Shawnee Avenue; Thence, **N.12°26'52"E.** a distance of 17.35 feet along the east line of said Avenue to the point of beginning.

Also attached to the above described parcel is a 10 foot wide right of way along the North line of the lands of the Coco Brothers, LLC conveyed in Deed Book 1864 page 571.

The above described 1.08 acre parcel is subject to the following described utility easement granted to the Village of South Zanesville being described as follows:

Beginning at a set rebar on the Northwest corner of the relocated East King Street; Thence, N.23°09'18"E. a distance of 20.00 feet along the East line of Maysville Avenue to a point; Thence, S.66°53'44"E. a distance of 86.08 feet through the lands of Burley Clay products to a point; Thence, N.32°19'53"W. a distance of 104.47 feet through the lands of Burley Clay products to a point on the East line of Maysville Avenue; Thence, N.23°09'18"E. a distance of 24.27 feet along said Avenue to a point; Thence, S.32°19'53"E. a distance of 147.24 feet through the lands of Burley Clay products to a point; Thence, S.66°53'44"E. a distance of 237.40 feet through the lands of Burley Clay products to a point on the West line of Conrail Rail Road; Thence, S.12°26'52"W. a distance of 20.35 feet along said Rail Road lands to a set rebar; Thence, N.66°53'44"W. a distance of 362.51 feet along the North line of a 0.06 acre parcel and the North line of the relocated East King Street to the point of beginning.

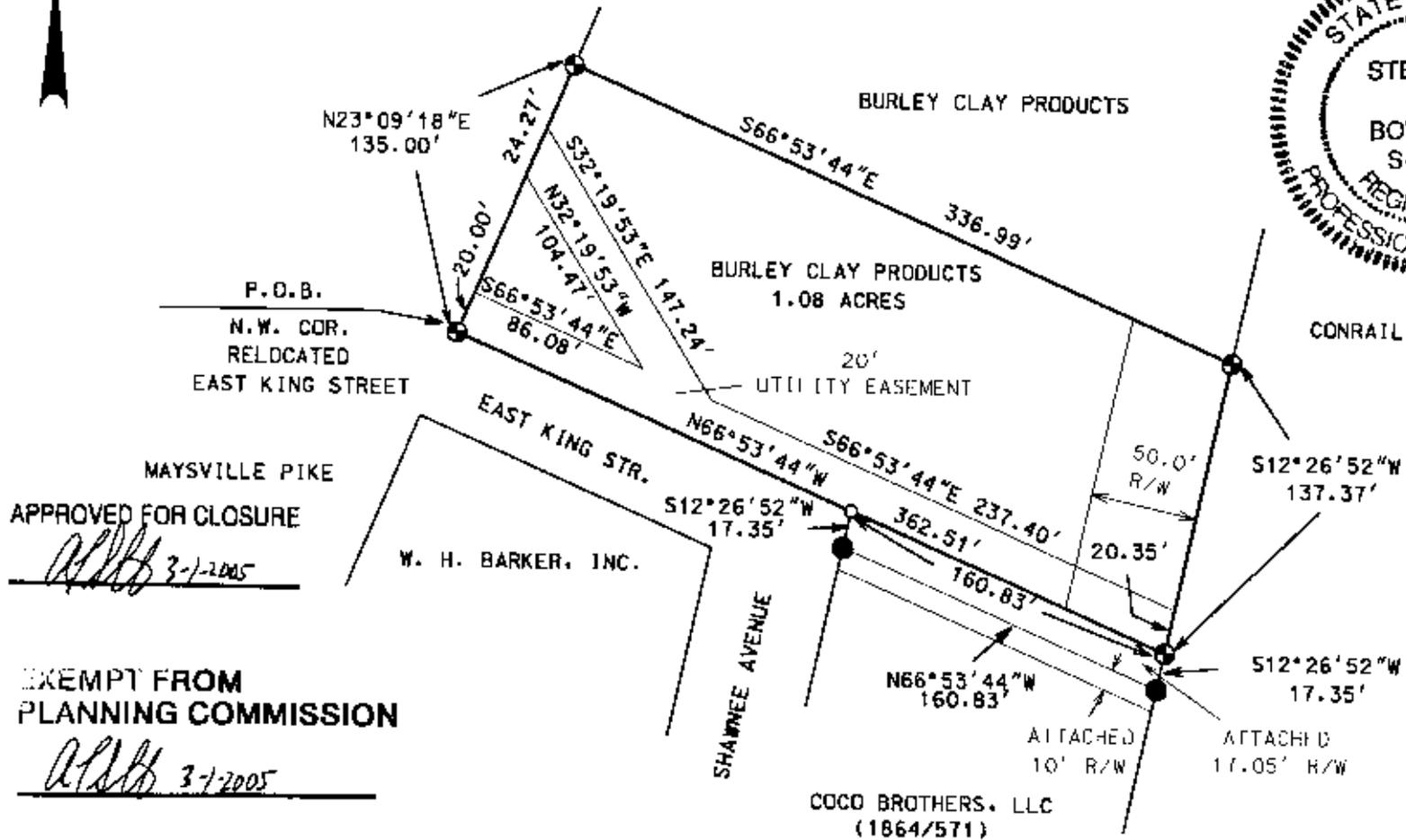
Description was prepared from an actual survey by Bowman Surveying, Stephen M. Bowman, P.S.#7135. February 22, 2005.

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NORTH IS BASED UPON
AN ASSUMED MERIDIAN
SCALE 1" = 80'



SURVEY PLAT FOR BURLEY CLAY PRODUCTS
SITUATED IN THE VILLAGE OF SOUTH ZANESVILLE, MUSKINGUM
COUNTY, OHIO. BEING PART OF THE LANDS OF BURLEY CLAY
PRODUCTS.



**EXEMPT FROM
PLANNING COMMISSION**
ASB 3-7-2005

LEGEND

- IRON PIN FOUND
- ⊕ 3/8" X 30" REBAR SET W/ I.D. CAP
- POINT

I CERTIFY THIS DRAWING WAS PREPARED
FROM AN ACTUAL FIELD SURVEY I CONDUCTED

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ZANESVILLE, OHIO 43701
PHONE/FAX 740-454-0496
JOB: M-05051C DATE: 02/22/05

STEPHEN M. BOWMAN, P.S. #7135