

63-04-04-05-001

111 MAYSVILLE AVE.



Haley-Dusa Engineering & Surveying Group, LLC

DESCRIPTION OF 1.076 ACRES VILLAGE OF SOUTH ZANESVILLE MUSKINGUM COUNTY, OHIO

Situate in the Village of South Zanesville, County of Muskingum, State of Ohio, being part of the lands of Burley Clay Products, more particularly described as follows:

Beginning at a 5/8" iron pin with Bowman cap found at the intersection of the north right-of-way line of relocated East King Street and the east right-of-way line of Maysville Avenue, said point also being the southwest corner of a 1.08 acre tract conveyed to Tim Donut U.S. Limited, Inc. in Deed Volume 1969, Page 434, thence along the east right-of-way line of Maysville Avenue, North 23° 09' 18" East a distance of 135.00 feet to a 5/8" iron pin set at the **True Point of Beginning**;

Thence continuing along the east right-of-way line of Maysville Avenue, North 23° 09' 18" East a distance of **145.00** feet to a 5/8" iron pin set;

Thence along a new division line through the lands of Burley Clay Products, South 66° 53' 44" East a distance of **309.58** feet to a 5/8" iron pin set on the west line of the railroad right-of-way;

Thence along the west of said railroad right-of-way, South 12° 26' 52" West a distance of **147.54** feet to a 5/8" iron pin with Bowman cap found at the northeast corner of said 1.08 acre tract;

Thence along the north line of said 1.08 acre tract, North 66° 53' 44" West a distance of **336.99** feet to the **True Point of Beginning**;

Containing **1.076** acres, more or less.

Subject to all legal highways, easements, and restrictions of record.

Basis of Bearings: east right-of-way line of Maysville Avenue
North 23° 09' 18" East - Deed Volume 1969, Page 434

A (5/8" iron pin set) refers to a 30" long rebar with a plastic identification cap stamped "Haley-Dusa 6819".

This description is based upon a field survey conducted under the supervision of John P. Haley, Registered Surveyor, Ohio License Number 6819, in March 2007.

Haley-Dusa Engineering & Surveying Group, LLC

APPROVED FOR CLOSURE

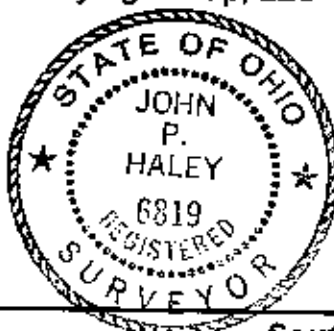
[Signature] 9/25/2007
63-04-04-05 (PART)

EXEMPT FROM
PLANNING COMMISSION

[Signature] 9/25/2007

April 6, 2007
Job #S2041

OFFICE COPY
NOT RECORDABLE
John P. Haley
Registered Surveyor
Ohio License Number 6819



North Office
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005

South Office
P.O. Box 684
Cincinnati, Ohio 45201-0684
Phone: (513) 241 - 6011 Fax: (513) 241 - 6311

MAYSVILLE AVENUE
U.S. ROUTE 22

REMAINDER OF
3.41 ACRES
BURLEY CLAY PRODUCTS Co.
D.V. 200, PAGE 330
D.V. 1004, PAGE 114

S66°53'44"E 309.58'

APPROVED FOR CLOSURE

[Signature] 4/15/2007
63-07-09-05 (P.M.)

1.076 ACRES

PART OF
BURLEY CLAY PRODUCTS Co.
D.V. 200, PAGE 330
D.V. 1004, PAGE 114

N23°09'18"E 145.00'

TRUE P.O.B.

N66°53'44"W 336.99'

1.08 ACRES
TIM DONUT U.S. LIMITED, INC.
D.V. 1969, PAGE 434
43 MAYSVILLE
RESTAURANT

N23°09'18"E 135.00'

20' UTILITY EASEMENT

20' UTILITY EASEMENT

P.O.B.

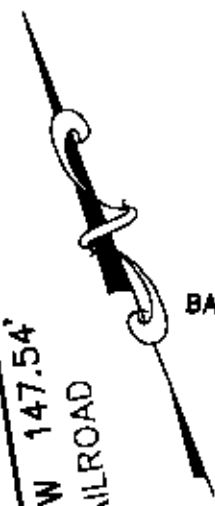
EAST KING STREET

SHAWNEE AVENUE

PROPOSED
50' INGRESS/EGRESS
& UTILITY EASEMENT

50' INGRESS/EGRESS
& UTILITY EASEMENT

S12°26'52"W 147.54'



PLAT OF SURVEY
PART OF THE LANDS OF
BURLEY CLAY PRODUCTS
VILLAGE OF SOUTH ZANESVILLE
MUSKINGUM COUNTY, OHIO
1.076 ACRES

BASIS OF BEARINGS:

• EAST RIGHT-OF-WAY LINE OF MAYSVILLE AVENUE
NORTH 23° 09' 18" EAST - D.V. 1969, PAGE 434

EXEMPT FROM
PLANNING COMMISSION

[Signature] 4/15/2007

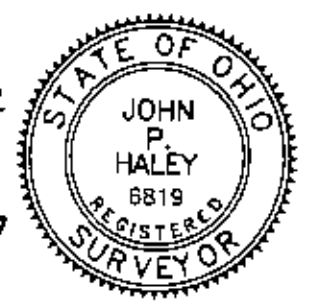
CERTIFICATION:

I CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS FOUND OR SET OR TO BE SET AS SHOWN HEREON.

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NOT RECORDABLE

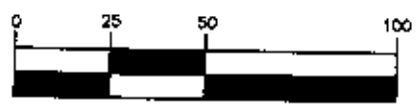
John P. Haley
Registered Professional Surveyor
Ohio License No. 6819

Field Survey Date: March 2007



LEGEND

- ⊙ FOUND 5/8" IRON PIN W/BOWMAN CAP
- ⊙ FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN W/HALEY-DUSA CAP



HD Haley-Dusa
Engineering & Surveying Group, LLC
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Dayton, Ohio 45459
Phone: (837) 439-4300 Fax: (937) 439-2005

Scale: 1"=50' Drawn: DEP Checked: JPH

Date: 04-06-07 Job No. S2D41-PS