

DESCRIPTION OF 1.815 ACRES

Situated in the State of Ohio, County of Muskingum, City of Zanesville and being in the Seventh Ward (formerly being the Fifth Ward), and being a resurvey of that 1.44 acre tract (0.98 Acres. & 0.46 Acres per deed), (Parcel# 83-29-01-20-000) conveyed to Joseph Waterman as shown in D.B. 769, PG. 86 and being more particularly described as follows:

Commencing at a point at the northwest corner intersection of West Main Street, (U.S. Route 40), (R/W varies), and North Pine Street (30' R/W), thence;

N04°30'00"W a distance of **295.00** feet (M) measured, 288.28 feet (D) per deed), with the west R/W of North Pine Street and being the east line of a 4.156 acre tract, (Parcel# 83-28-02-01-000, 83-27-01-08-000 & 83-27-02-03-000), conveyed to GRAND-10 LLC shown in D.B. 2319, PG. 639, to a point, said point also being the beginning of the western R/W for Parsons Avenue (30' R/W), thence;

N45°00'00"W a distance of **7.33** feet (M) measured, 11.27 feet (D) per deed) with the western R/W for Parsons Avenue and the east line of the GRAND-10 tract to a set I.P. at a southeast corner of said Waterman tract and being a northeast corner of GRAND-10 tract, said I.P. also being the **TRUE PLACE OF BEGINNING** for this legal description, thence;

S72°00'00"W a distance of **117.66** feet (M) measured, 117.17 feet (D) per deed), leaving the Parsons Avenue R/W with a southern line of the Waterman and a northern line of the GRAND-10 tract to a set I.P., thence;

S76°04'00"W a distance of **186.63** feet (M) measured, 181.24 feet (D) per deed), with the said common line of Waterman and GRAND-10 tract, to a set I.P., said I.P. being along the eastern line of a vacated 10.50' wide alley, (P) per plat), vacated in City of Zanesville (Ord.#3387, date: 02/28/1941), thence;

N70°45'00"W a distance of **10.50** feet continuing with the said common line of Waterman and GRAND-10 tracts crossing the said vacated ally to a set I.P., thence;

N19°15'00"E a distance of **101.75** with a western line of said Waterman tract (western line of said ally) and an eastern line of GRAND-10 tract and being an eastern line of a 1.83 acre tract, (Parcel# 83-27-02-01-000) conveyed to ROBERT L. & CATHERINE M. PRESSON shown in D.B. 2384, PG. 816, to a set I.P. on a southern line of Parsons Avenue, thence;

S70°45'00"E a distance of **12.36** feet with a southern line of Parsons Avenue and a northern line of the Waterman tract to a set I.P., thence;

N70°30'00"E a distance of **156.44** feet (M) measured, 153.50 feet (D) along a southern R/W of Parsons Avenue and a northern line of the Waterman tract to a set I.P., thence;

N02°15'00"E a distance of **32.30** feet leaving the said southern R/W and crossing Parsons Avenue to a set I.P. at an angle point on a northern R/W of Parsons Avenue, said I.P. also being a southeastern corner of a 3.98 acre tract (Parcel# 83-29-01-21-000) conveyed to GLS LEASCO, INC. A MICHIGAN CORPORATION, shown in D.B. 967, PG. 11, thence;

N19°15'00"E a distance of **280.60** feet (D&M) leaving the said Parsons Avenue R/W with a northwestern line of the Waterman tract and a southeastern line of the GLS LEASCO tract to a point called for by deed in the center of the LICKING RIVER, said point also being the common corner of the Waterman and the GLS LEASCO tracts passing a set I.P. for reference at 126.34 feet, thence;

S55°07'00"E a distance of **248.33** feet (D&M) with the called for center of the Licking River to a point, (called for by deed) said point also being a common corner of the Waterman and a 1.681 acre tract (Parcel# 83-28-01-01-000) conveyed to MCCF LIMITED shown in D.B. 2049, PG. 16, thence;

S40°00'00"W a distance of **260.02** (M) measured), (260.00' (D) per deed) with the common line of the Waterman and the MCCF LIMITED tract, to A set I.P. on a northeastern R/W of Parsons Avenue, passing a set I.P. for reference at 130.01 feet, thence;

S41°56'20"W a distance of **30.04** feet leaving the said northeastern R/W crossing Parsons Avenue returning to the **TRUE PLACE OF BEGINNING** and containing **1.815 acres** more or less (0.097 acres being within Parsons Avenue R/W), subject however to all legal easements and rights-of-way of record.

See **Exhibit "A"** attached and made part thereof.

Abbreviations:

(D)=distance or area per deed), (M)=distance or area per measurement), (T)=distance or area per Auditor's tax map/information), (R/W)=right-of-way).

Set (I.P.), Iron Pins:

All I.P.'s set are 5/8" rebar 30" long.

Basis of Bearing:

Bearings are based on the east line of a 6.03 Acre tract as being **N19°15'00"E** shown in D.B. 769, PG. 86, Recorder's Office, Muskingum County, Ohio.

Title Commitment:

This survey was prepared with the benefit of a Title (Packet) Policy, FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment Number 1904152NE, ALTA owners policy# 1402.06 (06-17-06), Effective Date: September 18, 2012 at 7:30 a.m.

Certification:

This description is true and correct to the best of my knowledge and was prepared from records on file at the Muskingum County Auditor's, Recorder's & Engineer's Offices and from an actual field survey performed during the month of December, 2012 and the month of January, 2013.

OFFICE COPY
NOT RECORDABLE
Timothy A. Ericsson
State of Ohio, Professional Surveyor
01/28/2013

DESCRIPTION
APPROVED

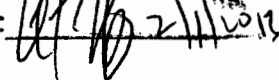
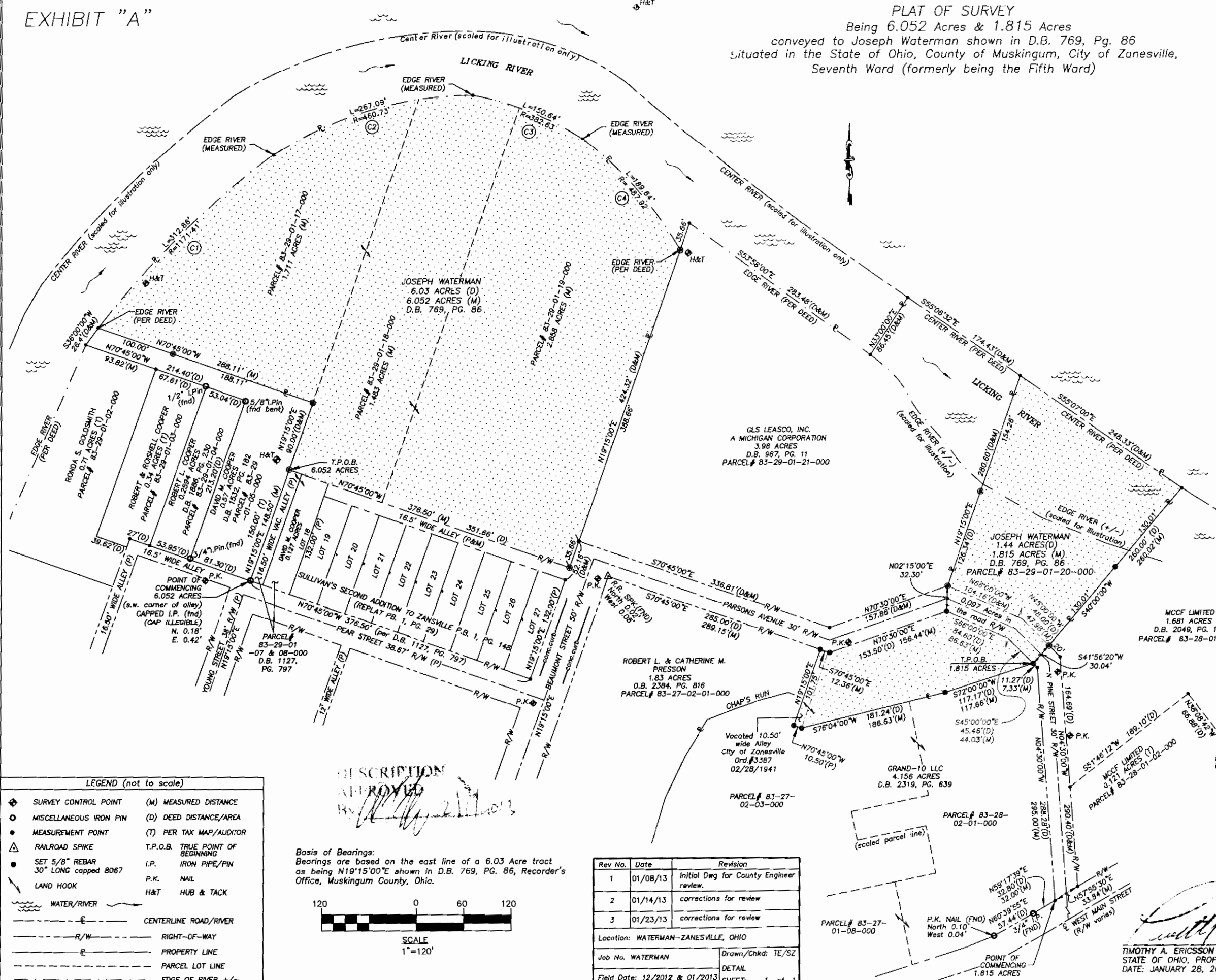
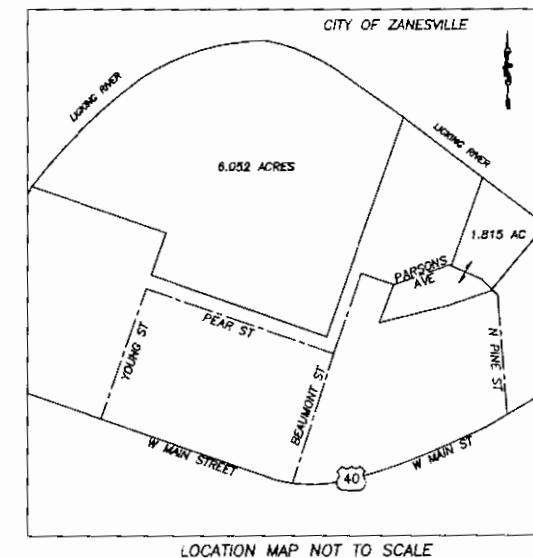
By:  2/11/2013



EXHIBIT "A"

PLAT OF SURVEY

Being 6.052 Acres & 1.815 Acres
conveyed to Joseph Waterman shown in D.B. 769, Pg. 86
situated in the State of Ohio, County of Muskingum, City of Zanesville,
Seventh Ward (formerly being the Fifth Ward)



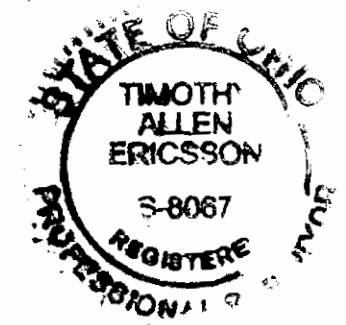
- (C1) Radius: 1171.41'
Arc Length: 312.86'
ChBRG: N45°22'55"E
Chord: 311.93'
Delta: 15°18'09"
Tangent: 157.37'
- (C2) Radius: 460.73'
Arc Length: 267.09'
ChBRG: N73°31'00"E
Chord: 263.37'
Delta: 33°12'53"
Tangent: 137.41'
- (C3) Radius: 382.63'
Arc Length: 150.64'
ChBRG: S68°14'37"E
Chord: 149.67'
Delta: 22°33'26"
Tangent: 76.31'
- (C4) Radius: 487.92'
Arc Length: 189.64'
ChBRG: S41°10'57"E
Chord: 188.45'
Delta: 22°16'07"
Tangent: 96.03'

CERTIFICATION:
This plat is true and correct to the best of my knowledge and was prepared from records on file at the Muskingum County Auditor's, Recorder's & Engineer's Offices and from an actual field survey performed during the month of December, 2012 and the month of January, 2013.

This plat is subject to all legal easements and rights-of-way of record.

This survey was prepared with the benefit of a Title (Packet) Policy, FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment Number 1904152NE, ALTA owners policy# 1402.06 (06-17-06), Effective Date: September 18, 2012 at 7:30 a.m.

FEMA MAP #39119C0285G DATE: 07/06/2010, PANEL 285 of 500, ZONE A&E



TIMOTHY A. ERICSSON P.S. #8067
STATE OF OHIO, PROFESSIONAL SURVEYOR
DATE: JANUARY 28, 2013

Rev No.	Date	Revision
1	01/08/13	Initial Dwg for County Engineer review.
2	01/14/13	corrections for review
3	01/23/13	corrections for review

Location: WATERMAN-ZANESVILLE, OHIO
Job No. WATERMAN
Field Date: 12/2012 & 01/2013
Drawn/Chkd: TE/SZ
DETAIL
SHEET: 1 of 1

DESCRIPTION
Basis of Bearings:
Bearings are based on the east line of a 6.03 Acre tract as being N19°15'00"E shown in D.B. 769, PG. 86, Recorder's Office, Muskingum County, Ohio.

