



Terry J. Finley Surveying & Mapping

Ohio Registered Surveyor #S-7222

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE AND BEING PART OF A PARCEL KNOWN AS THE "SAWMILL LOT" AND BEING PART OF THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 131, PAGE 421 OF THE MUSKINGUM COUNTY DEED RECORDS. FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT #1 OF WEST ZANESVILLE AS RECORDED IN RE-PLAT BOOK #1, PAGE 16 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE, SOUTH 25 DEGREES - 00 MINUTES WEST, 119.50 FEET ALONG THE WEST LINE OF LINDEN AVENUE TO A POINT AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED VOLUME 447, PAGE 450 OF THE MUSKINGUM COUNTY DEED RECORDS AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED; THENCE, CONTINUING SOUTH 25 DEGREES - 00 MINUTES WEST, 260.50 FEET TO A POINT IN THE THREAD OF THE LICKING RIVER; THENCE, NORTH 54 DEGREES - 47 MINUTES - 07 SECONDS WEST, 1139.69 FEET TO A POINT IN SAID RIVER; THENCE, NORTH 34 DEGREES - 03 MINUTES - 40 SECONDS EAST, 135.62 FEET TO A POINT, PASSING AN IRON PIN FOUND AT 131.00 FEET; THENCE, PARALLEL AND 50 FOOT SOUTHERLY OF THE CENTERLINE OF THE MAIN TRACK OF THE CSX RAILROAD, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) SOUTH 55 DEGREES - 58 MINUTES - 05 SECONDS EAST, 58.36 FEET TO A POINT.
- 2) SOUTH 57 DEGREES - 55 MINUTES - 13 SECONDS EAST, 63.95 FEET TO A POINT.
- 3) SOUTH 59 DEGREES - 08 MINUTES - 55 SECONDS EAST, 55.64 FEET TO A POINT.
- 4) SOUTH 60 DEGREES - 23 MINUTES - 29 SECONDS EAST, 63.73 FEET TO A POINT.
- 5) SOUTH 61 DEGREES - 36 MINUTES - 03 SECONDS EAST, 56.07 FEET TO A POINT.
- 6) SOUTH 62 DEGREES - 32 MINUTES - 13 SECONDS EAST, 55.40 FEET TO A POINT.
- 7) SOUTH 63 DEGREES - 08 MINUTES - 42 SECONDS EAST, 55.05 FEET TO A POINT.
- 8) SOUTH 63 DEGREES - 51 MINUTES - 54 SECONDS EAST, 104.12 FEET TO A POINT.
- 9) SOUTH 65 DEGREES - 30 MINUTES - 49 SECONDS EAST, 110.00 FEET TO A POINT.
- 10) SOUTH 65 DEGREES - 30 MINUTES - 49 SECONDS EAST, 367.23 FEET TO A POINT ON THE WEST SIDE OF AN EXISTING BUILDING NOW OR FORMERLY OWNED BY MEES FLOORCOVERING.

THENCE, CONTINUING SOUTH 65 DEGREES - 30 MINUTES - 49 SECONDS EAST, 38.64 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS RECORDED IN DEED VOLUME 447, PAGE 450; THENCE, WITH THE WEST LINE THEREOF, SOUTH 25 DEGREES - 00 MINUTES - 00 SECONDS WEST, 42.78 FEET TO A POINT; THENCE, SOUTH 65 DEGREES - 00 MINUTES - 00 SECONDS EAST, 74.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.177 ACRES MORE OR LESS.

THERE IS ALSO CONVEYED HEREIN THE FOLLOWING EASEMENT IN WHICH LIES THAT PORTION OF THE EXISTING BUILDING, WHICH STILL REMAINS ON CSX PROPERTY. COMMENCING AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN DEED VOLUME 447, PAGE 450; THENCE, NORTH 65 DEGREES - 00 MINUTES - 00 SECONDS WEST, 74.00 FEET TO A POINT; THENCE, NORTH 25 DEGREES - 00 MINUTES - 00 SECONDS EAST, 42.78 FEET TO THE POINT OF BEGINNING FOR THIS EASEMENT; THENCE, NORTH 65 DEGREES - 30 MINUTES - 49 SECONDS WEST, 38.64 FEET TO A POINT; THENCE, NORTH 25 DEGREES - 23 MINUTES - 01 SECOND EAST, 20.38 FEET TO A POINT; THENCE, SOUTH 64 DEGREES - 23 MINUTES - 23 SECONDS EAST, 38.51 FEET TO A POINT; THENCE, SOUTH 25 DEGREES - 00 MINUTES - 00 SECONDS WEST, 19.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 771.41 SQUARE FEET.

LEGAL DESCRIPTION

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SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEARINGS DESCRIBED HEREIN ARE BASED UPON THE EAST LINE OF LOT #1 OF WEST ZANESVILLE AS RECORDED IN RE-PLAT BOOK #1, PAGE 16 AS SOUTH 25 DEGREES WEST.

AUDITOR'S PARCEL # 80-83-34-01-07

THIS DESCRIPTION, WRITTEN ON APRIL 11, 1994, IS BASED ON AN ACTUAL SURVEY OF THE PREMISES BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222.

**OFFICE COPY
NOT RECORDABLE**
TERRY J. FINLEY
SURVEYOR #S-7222

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

Ad Smith

4-12-94

BEARINGS BASED ON THE EAST LINE OF LOT #1 OF WEST ZANESVILLE, RE-PLAT BOOK 1, PG. 16 AS S-25°W.

Survey line bearings and distances (from left to right):

- S-55°58'05"E 58.36'
- S-57°55'13"E 63.95'
- S-59°08'55"E 55.64'
- S-60°23'29"E 63.73'
- S-61°36'03"E 56.07'
- S-62°32'13"E 55.40'
- S-63°08'42"E 55.05'
- S-63°51'54"E 104.12'
- S-65°30'49"E 110.00'

Other features:

- Match Line (indicated by a dashed line and the text "MATCH LINE")
- Thread of Licking River (indicated by a line and the text "THREAD OF LICKING RIVER")
- Passing at 131.00' (indicated by a point and the text "PASSING AT 131.00'")
- N-54°03'40"E 135.62' TOTAL (indicated by a line and the text "N-54°03'40"E 135.62' TOTAL")
- N-54°47'07"W 680.00' (indicated by a line and the text "N-54°47'07"W 680.00'")
- S-63°30'49"E 367.23' (indicated by a line and the text "S-63°30'49"E 367.23'")

REFERENCES

D.V. 131, Pgs 419

D.V. 447, PG 450

TAX MAP

RE-PB 1, PG 16

5.177 ACRE \pm

CSX INC.

131/421

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY AL Smith
4-12-94

PARCEL NO.-80-83-34-01-07

1139.69 TOTAL N-54°-47'-07" W 459.69

THREAD OF LICKING RIVER

SURVEY PLAT FOR CSX INC.

SCALE: 1" = 60'

DATE: APR. 11, 1994

APPROVED BY

DRAWN BY

5.177 ACRES FOR TRANSFER

SURVEY ORDERED BY JIM MEES

DRAWING NUMBER

94-149

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APR 14, 1994

