

DESCRIPTION OF 6.052 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 6.03 acre tract, (Parcel's #83-29-01-17-000, #83-29-01-18-000 & #83-29-01-19-000) conveyed to Joseph Waterman as shown in D.B. 769, PG. 86 and being more particularly described as follows:

Commencing at a found capped I.P. (illegible) at the southwest corner (N. 0.18', E. 0.42') of a vacated 16.50' (P) per plat) wide alley shown on SULLIVAN'S SECOND ADDITION TO ZANESVILLE P.B. 1, PG. 148, (Re plat P.B. 1, PG. 29 and being on the north right-of-way of Pear Street (38.67' R/W), (P) per plat), (Parcel# 83-29-01-07-000), conveyed to David M. Cooper shown in D.B. 1127, PG. 797 and also being the southeast corner of a 0.57 acre tract (Parcel# 83-29-01-05-000) conveyed to David M. Cooper shown in D.B. 1532, PG.182 and said I.P. being N70°45'00"W a distance of 376.50' from the northwest corner intersection of Beaumont Street and Pear Street and being the southeast corner of Lot 27 in said subdivision, thence;

N19°15'00"E a distance of **148.50** feet (M) measured), along the east line of the Cooper 0.57 acre tract and the west line of said alley to a set I.P. at a southwest corner of said Waterman tract and said I.P. Being the **TRUE PLACE OF BEGINNING** for this legal description, thence;

N19°15'00"E a distance of **90.00** feet (D&M) with the east line of Cooper tract and a west line of Waterman tract to a set I.P., at the northeast corner of Cooper tract, thence;

N70°45'00"W a distance of **288.11** feet (M) with the common lines of said Cooper and Waterman tract's to a point on the eastern toe of bank (edge of water) on the **LICKING RIVER**, passing a set I.P. for reference at 188.11 feet, thence;

Along the located, measured and meandering toe of bank edge of water) on the Licking River and common lines of said Waterman tract the following **(4) four Curves** (all curves are "**with a curve to the Right**") to called for points:

- (1) Radius: 1171.41', Arc Length: 312.86', Chord Bearing: N45°22'55"E, Chord: 311.93', Delta: 15°18'09", Tangent: 157.37' (M),
- (2) Radius: 460.73', Arc Length: 267.09', Chord Bearing: N73°31'00"E, Chord: 263.37', Delta: 33°12'53", Tangent: 137.41' (M),
- (3) Radius: 382.63', Arc Length: 150.64', Chord Bearing: S68°14'37"E, Chord: 149.67', Delta: 22°33'26", Tangent: 76.31' (M),
- (4) Radius: 487.92', Arc Length: 189.64', Chord Bearing: S41°10'57"E, Chord: 188.45', Delta: 22°16'07", Tangent: 96.03' (M), to a set I.P. at the northeast corner of the Waterman tract and being along the west line 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;

S19°15'00"W a distance of **424.32** feet (D&M) with the east line of the Waterman tract and the west line of GLS LEASCO tract to a set I.P. at the southwest corner of the Waterman tract and being the northeast corner of a 16.50' wide alley (P) per plat), show in said SULLIVAN'S SECOND ADDITION, and also being on the west line of Beaumont Street (50' R/W), thence;

N70°45'00"W a distance of **376.50** feet (M) measured), 351.66 feet (D) per deed) along a south line of said Waterman tract and being along the north line of the said 16.50' wide alley returning to the **TRUE PLACE OF BEGINNING** and containing **6.052 acres**, more or less, subject however to all legal easements and rights-of-way of record.

1.711 Acres in Parcel# 83-29-01-17-000, 1.483 Acres in Parcel# 83-29-01-18-000, 2.858 Acres in Parcel# 83-29-01-19-000

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), (RW)=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.

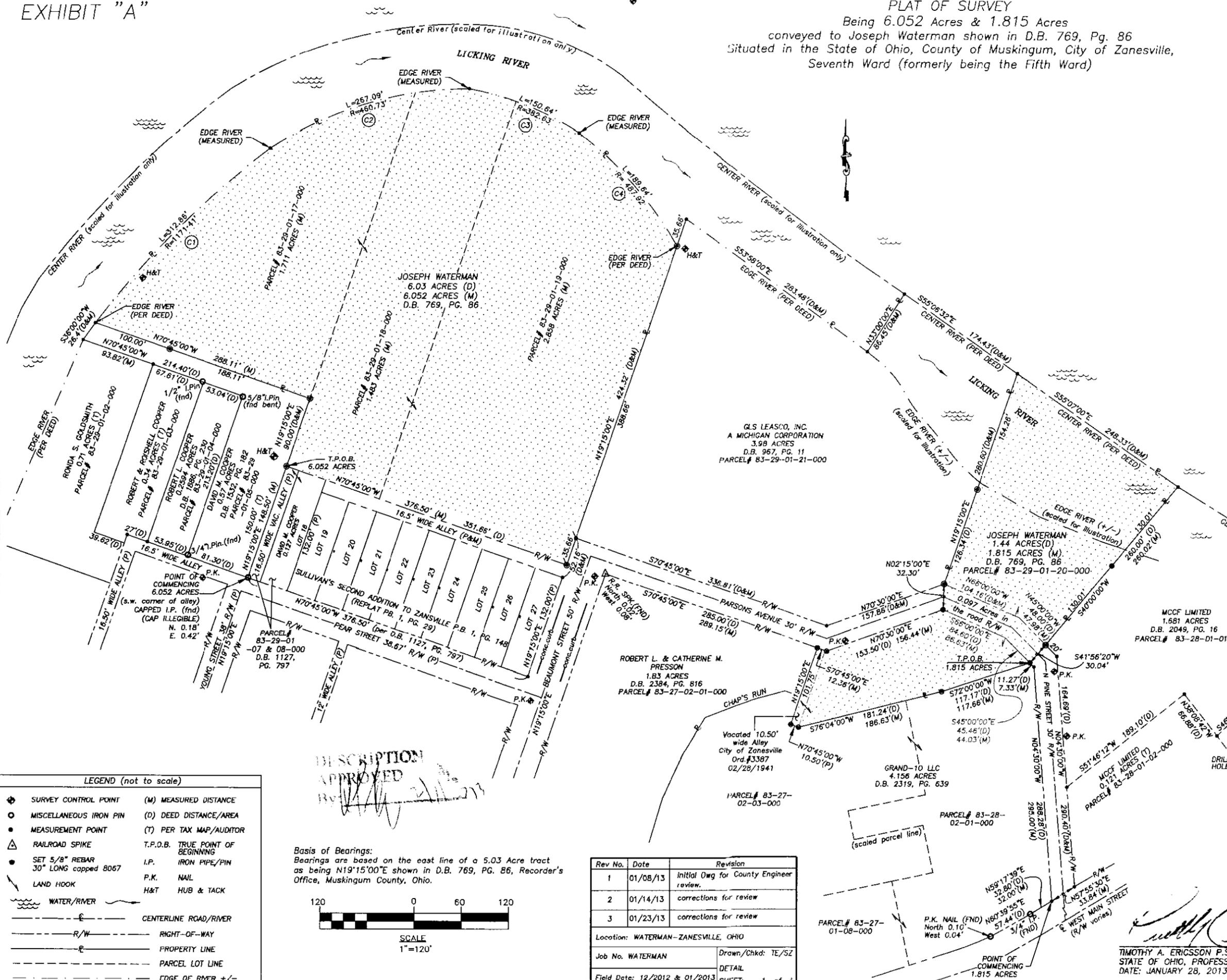
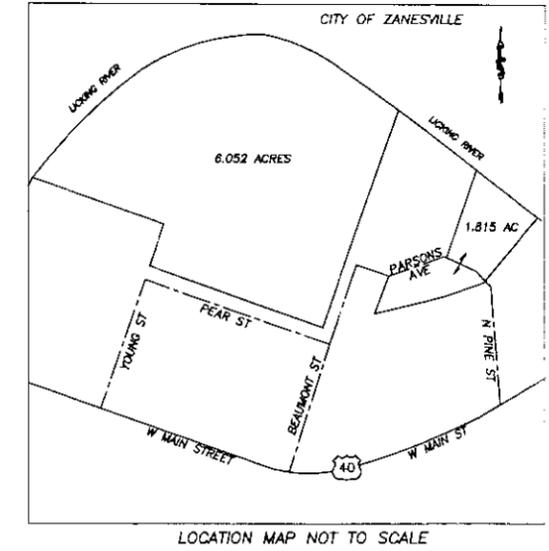
OFFICE COPY
NOT RECORDABLE
Timothy A. Ericsson P.S. #0007
State of Ohio, Professional Surveyor
01/28/2013



DESCRIPTION
APPROVED
By: [Signature] 2/1/2013

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.

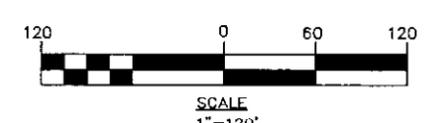
This survey was prepared with the benefit of a Title (Packet) Policy, FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment Number 1904152NE, ALTA owners policy# 1402.06 (06-17-06), Effective Date: September 18, 2012 at 7:30 a.m.

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

LEGEND (not to scale)

● SURVEY CONTROL POINT	(M) MEASURED DISTANCE
○ MISCELLANEOUS IRON PIN	(D) DEED DISTANCE/AREA
● MEASUREMENT POINT	(T) PER TAX MAP/AUDITOR
▲ RAILROAD SPIKE	T.P.O.B. TRUE POINT OF BEGINNING
● SET 5/8" REBAR 30" LONG capped 8067	I.P. IRON PIPE/PIN
— LAND HOOK	P.K. NAIL
— WATER/RIVER	H&T HUB & TACK
— CENTERLINE ROAD/RIVER	
— R/W	RIGHT-OF-WAY
—	PROPERTY LINE
—	PARCEL LOT LINE
—	EDGE OF RIVER +/-

Basis of Bearings:
 Bearings are based on the east line of a 5.03 Acre tract as being N19°15'00"E shown in D.B. 769, PG. 86, Recorder's Office, Muskingum County, Ohio.



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 Drawn/Chkd: TE/SZ
 Field Date: 12/2012 & 01/2013 DETAIL SHEET: 1 of 1

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