

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



DESCRIPTION  
APPROVED  
By: *[Signature]* 2/11/2013

