



THE BEARING USE TO PREPARE THIS PLAT ARE BASED ON THE BEARINGS USED IN THE DEED FROM M.W. BODES TO COMMERCIAL MOTOR FREIGHT INC AS SHOWN IN DEED BOOK 479, PAGE 278 OF MUSKINGUM COUNTY RECORDS.

**LEGAL DESCRIPTION**

Situated in the City of Zanesville, County of Muskingum in the State of Ohio, and known as being a part of the 3rd Ward of the City of Zanesville, Ohio and being 1.92 acres off of the westerly end of Parcel 2 of Item 17, and all of Item 5 and 12 which together contain 1.40 acres, more or less; also a strip of land 30.10 feet in width off of the easterly side of Item 7 and contains 0.290 acres, more or less (exclusive of the 0.025 acres sold to the City of Zanesville as shown in Deed Volume 481, page 208). The above four parcels herein conveyed, namely Items 17, 5, 12 and a part of Item 7 containing in all 3.860 acres, more or less, are a part of the lands conveyed to the herein Grantor and recorded in Deed Book 479, page 278 of the Muskingum County records, and are combined herein as one (1) tract, bounded and described as follows, to wit:

Beginning at the northeasterly corner of Lot 27 of Sullivan's Second Addition to the City of Zanesville, Ohio as recorded in Plat Book 1, page 148 and re-recorded in Replat Book 1, page 29 of said County records; said lot corner and place of beginning of this description is also the point of intersection of the westerly property line of Beaumont Street (50 feet wide) and the southerly line of a 16.50 feet wide Alley of said Sullivan's Second Addition;

Thence, North 19 degrees 15 minutes 00 seconds East following a northeasterly prolongation of the westerly property line of said Beaumont Street across said 16.50 foot wide alley, and along the westerly line of a 0.025 acre tract of land owned by the aforesaid City of Zanesville, Ohio a distance of 52.16 feet to an auto axle found at the northwest corner of the said City of Zanesville land and the true place of beginning of the tract of land hereinafter described; said true place of beginning is also located in the easterly line of land presently owned by Joseph Waterman (Deed Book 769, page 86);

Thence, continuing North 19 degrees 15 minutes 00 seconds East along the easterly line of said Waterman land a distance of 391.32 feet to a 5/8" rebar set under an existing 6 ft. high chain-link fence; said rebar is approximately 10 feet from the top of the southerly bank of the Licking River;

Thence, continuing North 19 degrees 15 minutes 00 seconds East along the easterly line of said Waterman land a distance of 33.00 feet to the northwest corner of grantors' land at the waters edge of said river;

Thence, South 33 degrees 30 minutes 00 seconds East along the rivers edge a distance of 283.48 feet to the northeasterly corner of a tract of land formerly belonging to Moses Dillon; this same said corner is also mentioned in deeds of previous owners as the northwest corner of the Beaumont Mill Tract;

Thence, North 33 degrees 00 minutes 00 seconds East along the westerly line of the Beaumont Mill Tract a distance of 86.45 feet to an inaccessible corner in the center of the Licking River;

Thence, downstream South 55 degrees 06 minutes 32 seconds East along the northerly line of the said Beaumont Mill Tract and along the center of said River a distance of 174.43 feet to the northwest corner of said Waterman land;

Thence, South 19 degrees 15 minutes 00 seconds West along said Waterman's westerly line a distance of 154.26 feet to a 5/8" rebar set approximately 5 feet from the top of the southerly river bank;

Thence, continuing South 19 degrees 15 minutes 00 seconds West along the westerly line of said Waterman land a distance of 126.34 feet to a 5/8" rebar set in the northerly property line of Parsons Avenue near an existing 3" galvanized metal fence post;

Thence, South 70 degrees 30 minutes 00 seconds West along the northerly property line of said Parsons Avenue a distance of 157.86 feet to a 5/8" rebar set at an angle point in said Parsons Avenue;

Thence, North 70 degrees 45 minutes 00 seconds West, continuing along the northerly property line of said Parsons Avenue, and the northerly line of the aforesaid City of Zanesville land a distance of 336.81 feet to the true place of beginning and containing within the boundaries described above 3.984 acres of land more or less as determined from a survey made under the direction of Bruce J. Campbell, Professional Surveyor #5096 of Campbell & Associates, Inc. on February 20, 1984.

The bearings used in this legal description are based on the bearings used in the deed from Mollie Waterman Bodes to Commercial Motor Freight, Inc. as shown in Deed Book 479, page 278 of said County records.

Legal Description Prepared: February 28, 1986.

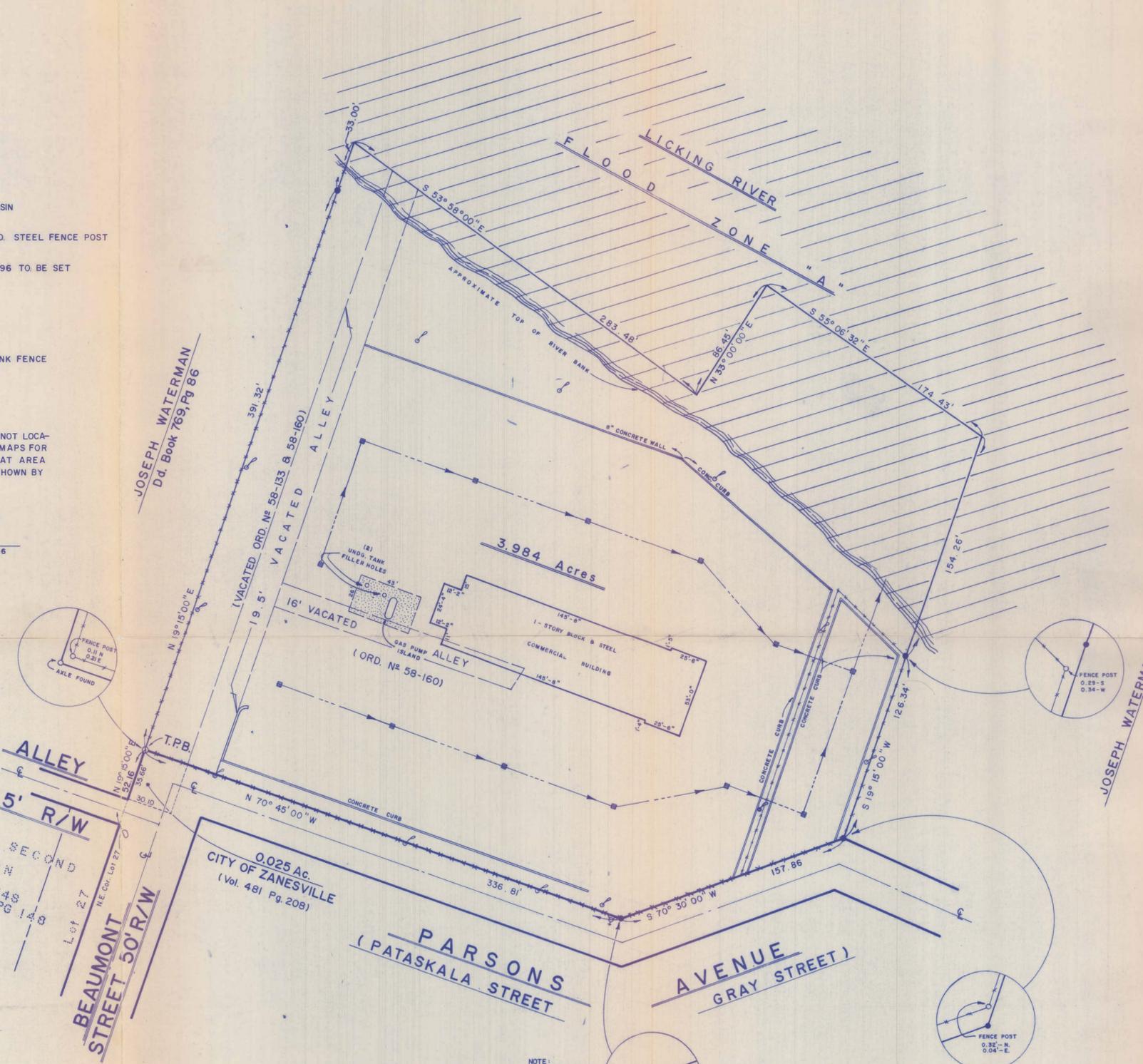
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**LEGEND**

- - DENOTES EXISTING 3' x 4' CATCH BASIN
- - DENOTES EXISTING 3" Ø GALVANIZED STEEL FENCE POST
- - DENOTES 5/8" REBAR W/CAP. N° 5096 TO BE SET
- ⊗ - DENOTES EXISTING UTILITY POLE
- ⊕ - DENOTES EXISTING FIRE HYDRANT
- - DENOTES EXISTING 6'-HIGH CHAIN LINK FENCE

I DECLARE THAT A MAJORITY OF THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE "A" PER THE F.I.R.M. MAPS FOR THE ZANESVILLE AREA WITH THE EXCEPTION OF THAT AREA LYING WITHIN THE BANKS OF THE LICKING RIVER AS SHOWN BY CROSSHATCHING ON THIS DRAWING.

*Bruce J. Campbell*  
BRUCE J. CAMPBELL - REGISTERED SURVEYOR N° 5096



ALLEY  
16.5' R/W  
SULLIVANS SECOND ADDITION  
P.B.1 PG.148  
REPLAT BOOK 1, PG.148  
Lot 27  
NE COR. LOT 27  
BEAUMONT STREET 50'R/W

0.025 Ac.  
CITY OF ZANESVILLE  
(Vol. 481 Pg. 208)

PARSONS AVENUE  
(PATASKALA STREET)

AVENUE  
GRAY STREET

I HEREBY CERTIFY TO GLS LeasCo, INC., A MICHIGAN CORPORATION AND CHICAGO TITLE INSURANCE CORPORATION, THAT I HAVE MADE AN ACTUAL SURVEY OF THE LAND SHOWN ON THIS PLAT AND HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN HEREON AND THAT THERE ARE NO APPARENT ENCROACHMENTS OR VISIBLE EASEMENTS UNLESS OTHERWISE SHOWN.

OFFICE COPY  
NOT RECORDABLE  
BRUCE J. CAMPBELL - REGISTERED SURVEYOR N° 5096



*Eng's Copy OK*

**EASEMENTS OF RECORD**

- 1) Vol. 91 Pg. 161 PIPELINE R/W
- 2) Vol. 408 Pg. 599 OHIO POWER
- 3) Vol. 479 Pg. 276 VACATING 19.90' ALLEY
- 4) Vol. 460 Pg. 348 OHIO POWER
- 5) L. Vol. 36 Pg. 389 ELECTRIC & TELEPHONE
- 6) Vol. 480 Pg. 424 ORD. N° 58-160 VACATING ALL ALLEYS & STREETS WITHIN CAPTIONED PREMISES

NOTE: EASEMENTS COVER ENTIRE CAPTIONED PREMISES & MORE.

SHEET TITLE		PROJECT NO. 86013	
SURVEY OF PLYMOUTH LEASING Co.		SCALE = 40'	
PROJECT: 1000 PARSONS AVENUE IN THE CITY OF ZANESVILLE MUSKINGUM COUNTY, OHIO		DATE: 20 FEB 86	
DRAWN BY: M.A.T.		CHECKED BY: B.J.C.	
CAMPBELL & ASSOCIATES, INC. Consultants		S.P.C.	
648 N. Main Street Akron Ohio, 44310		DRAWING NO. 86013	
(216)-535-4117		One of One sheets	