

83.28.02-01-003

Situated in the City of Zanesville, Muskingum County, Ohio and being part of Lot 9 and Lot 10 of Sullivan's Addition as shown on a plat recorded in Plat Book 1, Page 32 and Replat Book 1, Page 26 and 28. And also being part of the property conveyed to J.W. City Car. Co. LLC by a deed recorded in Official Record Book 2670, page 750 (Aud. Par. #83-28-02-01.000, part) and being further bounded and described as follows:

Beginning for a point of reference at a railroad spike found at the Southwest Corner of Lot 1 of the Re-Plat Hook Bros. & Aston's Mill Property as shown on a plat recorded in Plat Book 2, Page 134;

thence the following seven (7) courses along the north line of West Main Street (80') (U.S. 40):

1. South 52° 27' 56" West, a distance of 39.37 feet to a drill hole found in a concrete walk;
2. South 59° 48' 34" West, a distance of 32.80 feet to a  $\frac{5}{8}$  inch rebar found;
3. South 61° 10' 50" West, a distance of 57.44 feet to a point;
4. South 68° 21' 18" West, a distance of 35.95 feet to a  $\frac{5}{8}$  inch rebar found;
5. South 72° 39' 33" West, a distance of 123.20 feet to a point marked by an axle found,
6. South 73° 46' 55" West, a distance of 140.00 feet to a point;
7. South 79° 56' 55" West, a distance of 49.00 feet to a point marked by an iron pin set, **said point also being the true place of beginning of this tract;**

thence South 79° 56' 55" West, along the north line of West Main Street (80') (U.S. Route 40), a distance of 27.45 feet to a point;

thence North 05° 23' 05" East, along the easterly line of a tract conveyed to 941 Main Street LLC by a deed recorded in Official Record Book 2838, page 327, a distance of 36.52 feet to an iron pin set;

thence North 85° 00' 23" East, through the aforementioned J.W. City Car Co., LLC tract, a distance of 20.75 feet to an iron pin set;

thence South 05° 00' 51" East, continuing through said J.W. City Car Co., LLC tract, a distance of 33.50 feet to the place of beginning.

Containing 0.0191 acres, subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the bearings in a deed to J.W. City Car Co., LLC as recorded in Official Record Book 2670, page 750. Pertinent documents are all deeds and plat mentioned; and tax map. All iron pins described as set are  $\frac{5}{8}$  inch diameter, 30 inches long, solid reinforcing bars with plastic identification caps. All mention of Deed Books, Official Record Books and Plat Books refer to records on file in the Muskingum County Recorder's Office.