

84-60-01-06-002

Order No. 99160417 COM

914 ZANE ST

DESCRIPTION APPROVED
FOR AUDITOR'S RECORDS

EXHIBIT "A"

10-18-99 (80-89-60-01-06 (PT. 1))

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, AND IN THE CITY OF ZANESVILLE AND TOWNSHIP 1 NORTH, RANGE 7 WEST, QUARTER SECTION 3 OF THE UNITED STATES MILITARY DISTRICT LANDS, BEING A PORTION OF PARCEL "L" OF THE UNDERWOOD URBAN RENEWAL, OF RECORD IN PLAT BOOK 16, PAGE 24; THE SAME PARCEL "L" ALSO BEING THE 6.288 ACRE PARCEL 2 AS CONVEYED TO BUCKEYE SUPPLY COMPANY IN DEED VOLUME 1038, PAGE 263, WITH ALL RECORD REFERENCES HEREIN CITED BEING TO RECORDS OF THE MUSKINGUM COUNTY RECORDER'S OFFICE, ZANESVILLE OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A 1" SOLID IRON PIN FOUND IN A MONUMENT BOX AT THE CENTERLINE INTERSECTION OF ZANE STREET (70 FEET IN WIDTH) AND MONROE STREET (50 FEET IN WIDTH);

THENCE S 02° 22' 14" E, ALONG SAID CENTERLINE OF MONROE STREET, A DISTANCE OF 35.00 FEET TO A POINT AT THE INTERSECTION OF SAID CENTERLINE AND THE EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ZANE STREET;

THENCE S 87° 27' 34" E, LEAVING SAID CENTERLINE OF MONROE STREET AND ALONG SAID EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ZANE STREET, A DISTANCE OF 2.34 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ZANE STREET, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04° 02' 28", A RADIUS OF 321.48 FEET AND A CHORD BEARING OF S 89° 28' 49" E AND CHORD DISTANCE OF 22.67 FEET TO A 5/8" IRON REBAR FOUND AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF ZANE STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET, BEING THE NORTHWESTERLY CORNER OF SAID PARCEL "L" AND SAID 6.288 ACRE PARCEL 2; SAID 5/8" IRON REBAR FOUND BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ZANE STREET AND THE NORTHERLY LINE OF SAID PARCEL "L" AND SAID 6.288 ACRE PARCEL 2, CONTINUING WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30° 45' 07", A RADIUS OF 321.48 FEET AND A CHORD BEARING OF N 73° 07' 28" E AND CHORD DISTANCE OF 170.48 FEET TO AN IRON PIN SET;

THENCE S 43° 07' 54" E, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF ZANE STREET AND SAID NORTHERLY LINE OF PARCEL "L" AND THE 6.288 ACRE PARCEL 2, AND CROSSING A PORTION OF SAID PARCEL "L" AND SAID PARCEL 2, A DISTANCE OF 20.17 FEET TO AN IRON PIN SET;

THENCE S 09° 10' 18" E, CONTINUING ACROSS A PORTION OF SAID PARCEL "L" AND SAID PARCEL 2, A DISTANCE OF 100.76 FEET TO AN IRON PIN SET;

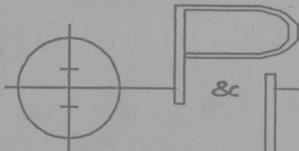
THENCE S 02° 22' 14" W, CONTINUING ACROSS A PORTION OF SAID PARCEL "L" AND SAID PARCEL 2, A DISTANCE OF 124.51 FEET TO AN IRON PIN SET ON THE NORTHERLY LINE OF A 1.53 ACRE PARCEL CONVEYED TO H.I. HERITAGE INN, OF RECORD IN DEED VOLUME 1131, PAGE 571;

THENCE N 87° 37' 46" W, ALONG SAID NORTHERLY LINE OF THE 1.53 ACRE H.I. HERITAGE INN PARCEL, A DISTANCE OF 195.50 FEET TO AN IRON PIN SET ON SAID EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET AND THE WESTERLY LINE OF SAID PARCEL "L" AND SAID 6.288 ACRE PARCEL 2, BEING THE NORTHWESTERLY CORNER OF SAID 1.53 ACRE PARCEL;

THENCE N 02° 22' 14" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET AND THE WESTERLY LINE OF SAID PARCEL "L" AND SAID 6.288 ACRE PARCEL 2, A DISTANCE OF 181.17 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 0.900 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL STREETS, ALLEYS, RIGHTS-OF-WAY, CONDITIONS, RESTRICTIONS AND EASEMENTS OF PREVIOUS RECORD.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WESTERLY LINE OF PARCEL "L" AND THE

OFFICE COPY
NOT RECORDABLE



SYSTEMS, LTD.

SURVEYORS • ENGINEERS
PLANNERS
4970 CLEVELAND AVE.
COLUMBUS, OHIO 43231
(614) 891-4970

LOT SPLIT PLAT STEAK 'n SHAKE, ZANESVILLE, OHIO 0.900 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE AND TOWNSHIP 1 NORTH, RANGE 7 WEST, QUARTER SECTION 3 OF THE UNITED STATES MILITARY DISTRICT LANDS, BEING A PORTION OF PARCEL "L" OF THE UNDERWOOD URBAN RENEWAL, OF RECORD IN PLAT BOOK 16, PAGE 24, THE SAME PARCEL "L" ALSO BEING THE 6.288 ACRE PARCEL 2 AS CONVEYED TO BUCKEYE SUPPLY COMPANY IN DEED VOLUME 1038, PAGE 263, WITH ALL REFERENCES HEREIN CITED BEING TO RECORDS OF THE MUSKINGUM COUNTY RECORDER'S OFFICE, ZANESVILLE OHIO.

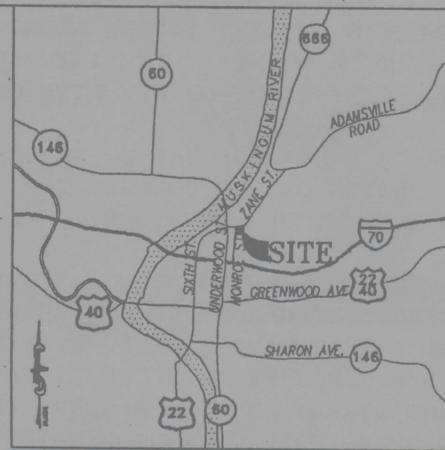
DATE: 8 SEPTEMBER, 1999

BASIS OF BEARINGS

THE BEARING SYSTEM AS PORTRAYED ON THIS PLAT IS BASED UPON THE WESTERLY LINE OF PARCEL "L" AND THE 6.288 ACRE PARCEL 2, THE SAME BEING THE EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET, BEING N 02°22'14" E, AS DEPICTED ON THE UNDERWOOD URBAN RENEWAL, PLAT OF PARCEL "L", OF RECORD IN PLAT BOOK 16, PAGE 24, AND AS WRITTEN IN SAID 6.288 ACRE PARCEL 2 DESCRIPTION, OF RECORD IN DEED VOLUME 1038, PAGE 263, ALL RECORDS CITED BEING OF THE MUSKINGUM COUNTY RECORDER'S OFFICE.

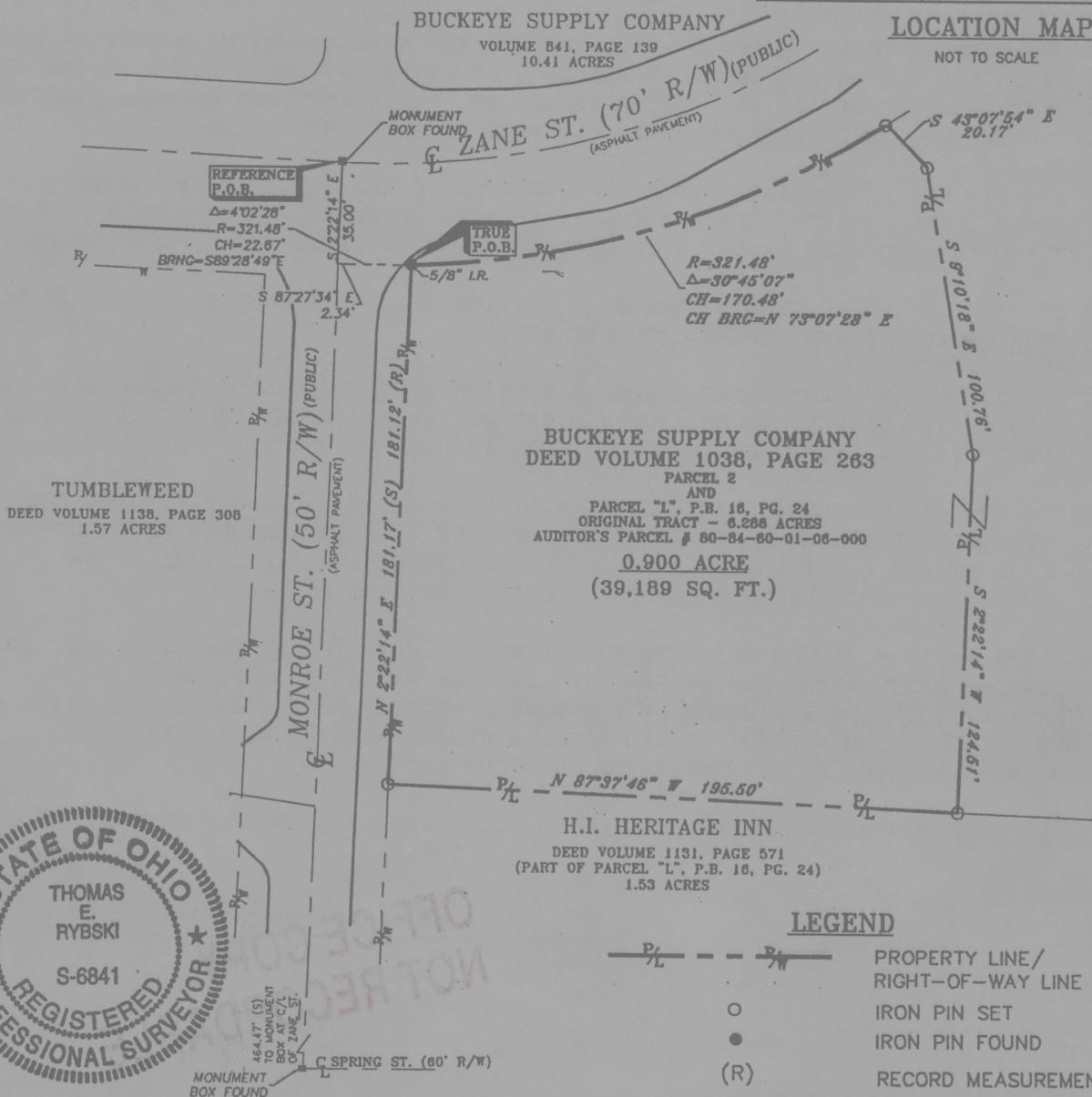


SCALE : 1" = 60'



LOCATION MAP

NOT TO SCALE



BUCKEYE SUPPLY COMPANY
DEED VOLUME 1038, PAGE 263
PARCEL 2
AND
PARCEL "L", P.B. 16, PG. 24
ORIGINAL TRACT - 6.288 ACRES
AUDITOR'S PARCEL # 80-84-60-01-06-000
0.900 ACRE
(39,189 SQ. FT.)

H.I. HERITAGE INN
DEED VOLUME 1131, PAGE 571
(PART OF PARCEL "L", P.B. 16, PG. 24)
1.53 ACRES

LEGEND

- $\frac{P}{L}$ --- $\frac{R}{W}$ PROPERTY LINE/
RIGHT-OF-WAY LINE
- IRON PIN SET
- IRON PIN FOUND
- (R) RECORD MEASUREMENT
- (S) SURVEY MEASUREMENT



WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE PREMISES, PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

P & L SYSTEMS, LTD.

NOT RECORDABLE

SIGNATURE

DESCRIPTION APPROVED
FOR AUDITOR'S FILE

BY: [Signature] IRON PINS SET ARE 30 INCH IN LENGTH,
3/4" INSIDE DIAMETER, HOLLOW IRON
PIPES, WITH PLASTIC CAPS STAMPED
"P & L SYST. #6841."

10-18-99

9-8-99 80-84-60-01-06(PT.)
DATE