



# Know all Men by these Presents

85-39-01-13-001PS

That TWO T'S CARWASH, an Ohio Partnership

of Muskingum County, State of Ohio, for valuable consideration paid, grant  
with general warranty covenants, to MAPLE TREE PLAZA CORP.

whose tax mailing address is c/o Daniel Slane  
261 W. Johnstown Road, Columbus, Ohio 43230

**the following real property:**

Situated in the State of Ohio, County of Muskingum, City of Zanesville.

Being a part of Quarter Township 4, Township 1, Range 8 bounded and described as follows:

Beginning at an iron pin found at the southeast corner of Lot 1 in Dye's Subdivision as recorded in Plat Book 7, Page 55; thence along the east line of said Subdivision north 11 degrees 36 minutes 27 seconds east 386.23 feet to an iron pin found; thence south 51 degrees 48 minutes 19 seconds east 405.87 feet to an iron pin found; thence south 39 degrees 53 minutes 13 seconds west 303.11 feet to an iron pin found at the most easterly corner of a 0.548 acre parcel conveyed to Shoney's, Inc. (a plat of which is recorded in Plat book 16, Page 71); thence along the easterly line of said 0.548 acre parcel north 50 degrees 06 minutes 47 seconds west 100 feet to an iron pin found; thence along the northerly line of said 0.548 acre parcel south 39 degrees 53 minutes 13 seconds west 236.03 feet to a nail set in blacktop pavement on the east right of way line of State Route #60 (Maple Avenue); thence along said right of way line on a curve to the left having a radius of 715.59 feet an arc length of 11.84 feet (the chord of which bears north 49 degrees 35 minutes 54 seconds west 11.84 feet) to a nail set; thence continuing along said right of way line north 50 degrees 32 minutes 47 seconds west 29.16 feet to an iron pin; thence north 44 degrees 58 minutes 59 seconds east 135.09 feet to a drill hole in concrete drive; thence north 39 degrees 53 minutes 13 seconds east 90 feet to an iron pin; thence north 71 degrees 53 minutes 03 seconds west 100.90 feet to the place of beginning, containing two and fifty hundredths (2.50) acres more or less.

Grantor herein reserves unto itself, its successors or assigns as an appurtenance to that portion of property not herein conveyed a perpetual easement without limitation over and through the following;

Beginning at an iron pin found at the southeast corner of Lot 1 in Dye's Subdivision as recorded in Plat Book 7, Page 55; thence north 11 degrees 36 minutes 27 seconds east 40 feet to a point; thence south 71 degrees 53 minutes 03 seconds east 152.54 feet to a point; thence south 39 degrees 53 minutes 13 seconds west 278.82 feet to a nail set in blacktop on the east right of way line of State Route #60 (Maple Avenue); thence along said right of way line on a curve to the left having a radius of 715.59 feet an arc length of 11.84 feet (the chord of which bears north 49 degrees 35 minutes 54 seconds west 11.84 feet) to a nail set; thence continuing along said right of way line north 50 degrees 32 minutes 47 seconds west 29.16 feet to an iron pin; thence north 44 degrees 58 minutes 59 seconds east 135.09 feet to a drill hole in concrete drive; thence north 39 degrees 53 minutes 13 seconds east 90 feet to an iron pin; thence north 71 degrees 53 minutes 03 seconds west 100.90 feet to the place of beginning.

This description written from a survey by L. Peter Registered Surveyor #5451.

Part of Parcel No. 85-39-01-13-001

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NOT RECORDABLE**

DESCRIPTION AP  
FOR AUDITOR'S

BY *J. J.*