

Description For Conveyance
1.45 Acres
Russ and Dan, Inc.
Deed Book 1142, Page 364
All of Parcels #82-06-01-01-000 (1.00 Acres)
#82-06-01-02-000 (0.450 Acres)

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

Beginning at an iron pin found at the southwest corner of Lot 43 in Maysville Avenue Subdivision as recorded in Plat Book 2, Page 118; thence along the south line of said Lot 43 south 89 degrees 57 minutes east 109.20 feet to a concrete nail set; thence south 0 degrees 03 minutes west 20.0 feet to a concrete nail set; thence along the south line of the property of Family Video Movie Club Inc., Deed Book 2069, Page 565 south 68 degrees 17 minutes east 128.80 feet to an iron pin set; thence along the property lines of Brockway Realty Corporation, Deed Book 878, Page 11 the following four (4) courses and distances, south 47 degrees 16 minutes 13 seconds west 255.57 feet to a drill hole set in concrete; thence on a curve to the right having a radius of 643.24 feet an arc distance of 98.10 feet (the chord of which bears south 48 degrees 27 minutes west 98.0 feet) to a drill hole found in concrete walk; thence on a curve to the left having a radius of 800.0 feet an arc length of 170.62 feet (the chord of which bears south 48 degrees 38 minutes 41 seconds west 170.30 feet to a iron pin set; thence on a curve to the left having a radius of 761.11 feet an arc distance of 103.98 feet (the chord of which bears north 3 degrees 51 minutes 12 seconds east 103.90 feet to a iron pin set; thence along the east right of way line of Maysville Avenue, State Route #22 north 25 degrees 55 minutes east 350.25 feet to the place of beginning, containing one and forty-five hundredths (1.45) acres more or less.

Subject to an easement to the owners of the property to the north for ingress and egress over the following: beginning at an iron pin at the southwest corner of Lot 43 in Maysville Avenue Sub; thence along the south line of said Lot 43 south 89 degrees 57 minutes east 109.2 feet to an iron pin; thence south 0 degrees 03 minutes west 20 feet to an iron pin; thence south 85 degrees 23 minutes west 123.75 feet to the east line of Maysville Avenue (State Route #22; thence along the east line of Maysville Avenue north 25 degrees 55 minutes east 33.19 feet to the place of beginning.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, December 7, 2020.

DESCRIPTION
APPROVED

By: L. Peter Dinan

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NOT RECORDABLE

