

Situated in the City of Zanesville, Muskingum County, Ohio and being part of Lot 9 and Lot 10, part of a 16.5 foot alley (vacated as described in Deed Book 356, page 17-19), all of Lots 11, 12 and 13, part of Chapman Street (vacated by Ord. #5648 as recorded in Deed Book 853, page 343 and Deed Book 356, page 19) as shown on the plat of Sullivan's Addition as recorded in Plat Book 1, Page 32 and Replat Book 1, Page 26 and 28. [Also being part (0.0191 acres) 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 all (0.6290 acres) of the property conveyed to 941 Main St. LLC by a deed recorded in Official Record Book 2838, page 327 (Aud. Par. #83-28-02-01-001, all)] 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 58.13 feet to a point;

thence North 70° 18' 05" West, along the north line of West Main Street (80') (U.S. Route 40), and passing a $\frac{5}{8}$ inch rebar found at a distance of 18.95 feet, a total distance of 144.70 feet to a point;

thence North 19° 39' 39" East, along a line of a tract conveyed to Shelby Snelling, TOD by a deed recorded in Official Record Book 2123, page 571 and along the easterly line of a tract conveyed to Robert L. Presson and Catherine M. Presson by a deed recorded in Official Record Book 2384, page 816, a distance of 101.68 feet to a point;

thence North 28° 35' 12" East, along the easterly line of said Presson tract, a distance of 32.24 feet to a point;