

LEGAL DESCRIPTION

1.061 ACRES

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Quarter Township 4, Township 1, Range 8, also being part of Lots 20, 21 and 22, and all of Lots 16, 17, 18 and 19 of Barron's Subdivision, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, Page 13 (all references used in this description refer to the records of the Recorder's Office, Muskingum County, Ohio), and containing 1.061 acres of land, more or less, and being all out of those tracts of land conveyed to HEJ Capital, Ltd., of record in Official Record 2584, Page 482 and Official Record Number 3053, Page 123, said 1.061 acre tract being more particularly described as follows:

Beginning at an axle found at the southwesterly corner of said Lot 16, also being the southeasterly corner of Lot 15 of said Barron's Subdivision, as conveyed to Alfred S. Carr Center, of record in Official Record 1156, Page 249, also being in the northerly Right of Way line of Beverly Avenue (40 feet in width, f.k.a. Armco Avenue), as dedicated by said Barron's Subdivision plat;

Thence with the easterly line of said Lot 15, also with the westerly line of said Lot 16, North $3^{\circ}34'26''$ East, a distance of 129.60 feet to a railroad spike found at the northwesterly corner of said Lot 16, also being the northeasterly corner of said Lot 15, also being the southeasterly corner of Lot 5, and the southwesterly corner of Lot 6 of said Barron's Subdivision, as conveyed to FMB 711, LLC, of record in Official Record 2652, Page 340;

Thence with the southerly line of said Lot 6, and continuing with the southerly lines of Lots 7, 8, 9 and 10 of said Barron's Subdivision, also with the northerly line of said Lot 16, and continuing with the northerly line of said Lots 17, 18, 19 and 20, and continuing across and through said Lot 22, South $86^{\circ}30'00''$ East, passing over a $5/8$ inch rebar found at 84.81 feet, an axle found at 99.97 feet, a $5/8$ inch rebar found at 200.00 feet and a $5/8$ inch rebar found at 220.53 feet, a total distance of 373.11 feet to an iron pipe set in the westerly line of that tract of land conveyed to the City of Zanesville, of record in Deed Book 539, Page 359, the westerly Right of Way line of Maple Avenue (S.R. 60, R/W varies, f.k.a. Frazysburg Road);

Thence with westerly and northerly Right of Way lines of said Maple Avenue and said Beverly Avenue, across and through said Lots 22 and 21 and that 0.188 acre Third Tract (conveyed to HEJ Capital, Ltd., of record in Official Record 2584, Page 483), the following three courses:

- 1) South $24^{\circ}22'00''$ East, a distance of 121.60 feet to an iron pipe set;
- 2) Along the arc of a curve to the right having a radius of 15.00 feet, a central angle of $92^{\circ}23'22''$, an arc length of 24.19 feet, and the chord of which bears South $34^{\circ}17'25''$ West, a chord distance of 21.65 feet to an iron pipe set;
- 3) North $86^{\circ}30'00''$ West, a distance of 4.00 feet to an iron pipe set;
- 4) South $3^{\circ}30'00''$ West, a distance of 3.50 feet to an iron pipe set in the northerly Right of Way line of said Beverly Avenue;

Thence with the northerly Right of Way line of said Beverly Avenue, North $86^{\circ}30'00''$ West, a distance of 154.79 feet to a pk nail set at the southeasterly corner of Lot 20 of said Barron's Subdivision, as conveyed to William Garner, of record in Deed Book 716, Page 212, also being the southwesterly corner of said 0.188 acre Third Tract;

Thence with the easterly line of said Lot 20, also with the westerly line of said 0.188 acre Third Tract, and continuing with the westerly line of said Lot 21, North $4^{\circ}08'50''$ East, a distance of 104.61 feet to a pk nail set at the northeasterly corner of said Garner tract;

Thence with the northerly line of said Garner tract, across and through said Lot 20, North $86^{\circ}30'00''$ West, a distance of 61.29 feet to a pk nail set at the northwesterly corner of said Garner tract, also being in the westerly line of said Lot 20, also being in the easterly line of said Lot 19;

Thence with the westerly line of said Garner tract, also with the westerly line of said Lot 20, also with the easterly line of said Lot 19, South $3^{\circ}34'26''$ West, a distance of 104.60 feet to a pk nail found at the southwesterly corner of said Lot 20, also being the southeasterly corner of said Lot