

**BEING A 0.393 ACRE TRACT  
LOCATED IN THE CITY OF ZANESVILLE  
COUNTY OF MUSKINGUM, STATE OF OHIO  
AND BEING PART OF LOTS 1 AND 2, AND PARTS OF LOT 19 OF WELLERS  
SUBDIVISION AS SHOWN AND DELINEATED UPON THE RECORDED PLAT AS  
RECORDED IN PLAT BOOK 5 PAGE 70**

Situated in the State of Ohio, County of Muskingum, and in the City of Zanesville, and being all of Lots 1, 2, and parts of Lot 19 of Weller Subdivision as shown and delineated upon the recorded plat Weller Subdivision as recorded in Plat Book 5 Page 70, and being all of Lots 1 and 2 and part of Lot 19 as described in a deed to L & R Enterprises Limited Partnership, of record in Deed Book 1012 Page 250, and with Parcel No's 80-82-06-01-28 for Lot 1, 80-82-06-01-27 for Lot 2, 80-82-06-01-26-Part for Lot 19, and 80-82-06-01-34-Part for Lot 20, all records can be found in the Records Office, Muskingum County, Ohio;

Beginning at an iron pin set at the southwest corner of Lot 8 as described in a deed to Franchise Realty Interstate Corporation, of record in Deed Book 754 Page 209, and at the northwest corner of Lot 9, of said Weller Subdivision, as conveyed to John Kobacker by deed in Deed Book 582 Page 125, and also being in the easterly right-of-way line of Maysville Avenue ( State Route 22 ) as described in a deed to State of Ohio of record in Deed Book 616 Page 25;

Thence North 25° 38' 00" East, along the west line of Lots 8, 7, 6, 5, 4, and 3 and along the east right-of-way line of said Maysville Road, a distance of 258.24 feet to an iron pin found, at the northwest corner of Lot 3 as described in a deed to McDonald's Corporation of record in Deed Book 1086 Page 430,, said iron pin also being **THE TRUE POINT OF BEGINNING** of the herein described tract of land;

Thence North 25° 38' 00" East, along a west line of said Lot 2, and the east right-of-way line of said Maysville Road as described in a deed to the State of Ohio of record in Deed Book 612 Page 138, a distance of 47.07 feet to an iron pipe found at the PT of a curve, being 4.03' north of the northwest corner of said lot 2, said PT point being in the west line of Lot 1, and also being in the easterly right-of-way as conveyed to the State of Ohio by deed in Deed Book 612 Page 138;

Thence with a curve to the right, having a radius of 685.70 feet, a delta angle of 5° 05' 26", a chord bearing of North 28° 10' 43" East, and a chord distance of 60.90, and being along the westerly line of said lot 1, and along the east right-of-way line of Maysville Avenue, as conveyed to the State of Ohio by deed in Deed Book 612 Page 140, to an iron pipe set at the northwest corner of said Lot 1, and also being the southwest corner of Lot 24 of the Maysville Avenue Subdivision of Fair Oaks Addition, as recorded in Plat Book 2 Page 118, as conveyed to L & R Enterprises Limited Partnership, as recorded in Deed Book 1012 Page 250;