

**DESCRIPTION OF A 0.158 ACRE TRACT
LOCATED IN THE CITY OF ZANESVILLE
COUNTY OF MUSKINGUM, STATE OF OHIO
BEING ALL OF LOT 1 AND PART OF A VACATED ALLEY OF WELLER
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 Lot 1, as described in a deed to L & R Enterprises Limited Partnership, of record in Deed Book 1012 Page 250, and part of a vacated alley as described in a deed of record in Deed Book 1078 Page 94, and by ordinance number 93-5, and being Parcel No. 80-82-06-01-28, and also being part of Weller Subdivision as shown and delineated upon the recorded plat in Plat Book 5 Page 70, all records can be found in the Recorders 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 described in a deed to John Kobacker of record 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, 3 and 2 and along the east right-of-way line of said Maysville Road, a distance of 301.24 feet to an iron pin found, at the southwest corner of Lot 1, and at the northwest corner of Lot 2 as described in a deed to L & R Enterprises Limited Partnership of record in Deed Book 1012 Page 250, said iron pin also being **THE TRUE POINT OF BEGINNING** of the herein described tract of land;

Thence North 25° 38' 00" East, along the west line of said Lot 1, and in the easterly right-of-way of Maysville Avenue as described in a deed to the State of Ohio of record in Deed Book 612 Page 140, a distance of 4.07 feet to an iron pipe found at a Point of Curvature, in the westerly line of said Lot 1;

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 feet, and being along the westerly line of said lot 1, and along the east right-of-way line of Maysville Avenue 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, of record in Plat Book 2 Page 118, as described in a deed to L & R Enterprises Limited Partnership, of record in Deed Book 1012 Page 250;