

82-06-01-28

1612 MAYSVILLE AVE

**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; **cc/**

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;

0.393 acre tract

Thence South $56^{\circ} 32' 00''$ East, along the north line of said Lot 1, and the south line of said Lot 24, a distance of 178.50 feet to a iron pipe set in the west line of said Lot 20, and being in the east line of a vacated 15 foot wide alley (alley vacated by ordinance number 93-5 and recorded in Deed Book 1078 Page 94)

Thence South $26^{\circ} 09' 40''$ West, along the east line of said vacated alley, and along the east line of said Lot 19, and the west line of said Lot 20, a distance of 83.24 feet to an iron pin set in the south line of said Lot 2, and in the north line of said Lot 3;

Thence North $64^{\circ} 28' 40''$ West, along the south line of said Lot 2, and the north line of said Lot 3, a distance of 178.78 feet to the point of beginning and containing 0.393 acre of land more or less.

Basis of Bearings is the centerline of State Route 22, as recorded in Plat Book 13, Page 3, as being North $25^{\circ} 38' 00''$ East

This description is based on an actual field survey performed by M-E Civil Engineering Inc, under the direction of Ronald John Yarano, Registered Surveyor Number 7169

M-E Companies Inc

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NOT RECORDABLE**

Ronald John Yarano
Registered Surveyor No. 7169

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SECTION 17
FOR AUDITOR'S USE
BY *[Signature]*
3-23-2000