

# PERRY ASSOCIATES, INC.

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8D-85-18-02-10 (ALL)

8D-85-18-02-11 (PART)

SNR

Deed Description of Tract "2"

0.256 Acres / 11,146 Sq. Ft. +/-

Being a survey of a portion of Lot 4 and all of Lot 3 of Maple Hill Addition to the City of Zanesville, Plat Book 5 Page 63, as conveyed to Race Ventures, Inc. found in Deed Volume 1091, Page 608 and being recorded in the Muskingum County Recorder's Office.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being all of Lot 3 and a part of Lot 4 in Maple Hill Addition to the City of Zanesville, Plat Book 5, Page 63, and being more particularly described as follows:

**BEGINNING** at an iron pin set on the West line of Lot 3, the East line of an Alley (15 feet wide), said point also marks the Northeast corner of a Vacated Alley (Ord. 71-87) Deed Volume 619 Page 13, the Northwest corner of Lot 2 of Maple Hill Addition to the City of Zanesville, Plat Book 5 Page 63, as conveyed to Elizabeth McKinney in Deed Volume 893 Page 317, the Southwest corner of Lot 3 in said Addition, and the Southwest corner of the 0.256 acre Tract "2" herein described;

Thence, with the East line of said Alley, the West line of Lot 3, N 00° 00' 00" E, passing the Southwest corner of Lot 4, the Northwest corner of Lot 3 at 50.00 feet a total distance of 78.50 feet to a railroad spike set on the West line of Lot 4 marking the Northwest corner of the 0.256 acre Tract "2" herein described;

Thence, leaving the West line of Lot 4, the East line of said Alley, with what represents a new line through the aforementioned Race Venture, Inc. parcel, Lot 4, S 90° 00' 00" E, 142.07 feet to a railroad spike set on the West line of a 1,122 sq.ft. parcel conveyed to the State of Ohio in Deed Volume 567 Page 523, said point being N 90° 00' 00" W, 7.93 feet from the West line of Maple Avenue (60 feet wide)(a.k.a. State Route 60), the East line of Lot 4, said point also marks the Northeast corner of the 0.256 acre Tract "2" herein described;

Thence, with the West line of the State of Ohio parcel, S 00° 07' 04" W passing the South line of Lot 4, the North line of Lot 3 at 28.50 feet a total distance of 78.50 feet to an iron pin set on the North line of Lot 2, the South line of Lot 3, said point being N 90° 00' 00" W 8.09 feet from the West line of Maple Avenue (60 feet wide)(a.k.a. State Route 60), the Northeast corner of Lot 2, the Southeast corner of Lot 3, said point also marks the Southeast corner of the 0.256 acre Tract "2" herein described;

Thence, leaving the State of Ohio parcel, N 90° 00' 00" W, with the North line of Lot 2, the South line of Lot 3, 141.91 feet to **THE TRUE PLACE OF BEGINNING.**

The above description contains 0.256 acres or 11,146 Sq. Ft., more or less of which 0.163 acres, 7,098 sq.ft. lies within Lot 3, and 0.093 acres, 4,048 sq.ft. lies within Lot 4, and being subject to all legal easements, restrictions and right-of-ways of record.

The above description is together with the right of ingress to and egress from State Route 60 (Maple Avenue 60 feet wide) across the 1,122 sq.ft parcel of the State of Ohio in Deed Volume 567 Page 523.