

# PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

P.O. BOX 429 THORNVILLE, OHIO 43076

PHONE: 1-800-648-8151 / 740-246-4491

FAX: 1-800-648-8150 / 740-246-9201

Page 1 of 2

80-85-18-02-12 (ALL)  
80-85-18-02-11 (PART) *JP*

## Deed Description of Tract "1"

0.233 Acres / 10,163 Sq. Ft. +/-

Being a survey of a portion of Lot 4 and all of Lot 5 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 5 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 a railroad spike set on the West line of Lot 5, the East line of an Alley (15 feet wide), said point also marks the Southwest corner of Lot 6 of Maple Hill Addition to the City of Zanesville, Plat Book 5 Page 63, as conveyed to Old Towne Cleaners in Deed Volume 350 Page 169-171, the Northwest corner of Lot 5 in said Addition, and the Northwest corner of the 0.233 acre Tract "1" herein described;

Thence, leaving the West line of Lot 5, the East line of said Alley, S 90° 00' 00" E, with the South line of Lot 6, 142.22 feet to an axle found marking 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 7.78 feet from the Southeast corner of Lot 6, the Northeast corner of Lot 5, the West line of Maple Avenue (60 feet wide)(a.k.a. State Route 60), said point also marks the Northeast corner of the 0.233 acre Tract "1" herein described;

Thence, leaving the South line of Lot 6, S 00° 07' 04" W, with the West line of the State of Ohio parcel, passing the South line of Lot 5, the North line of Lot 4 at 50.00 feet a total distance of 71.50 feet to a railroad spike set on the West line of the State of Ohio parcel, said point being N 90° 00' 00" W 7.93 feet from the East line of Lot 4, the West line of Maple Avenue (60 feet wide)(a.k.a. State Route 60), said point also marks the Southeast corner of the 0.233 acre Tract "1" herein described;

Thence, leaving the State of Ohio parcel, with what represents a new line through the aforementioned Race Venture, Inc. parcel, Lot 4, N 90° 00' 00" W, 142.07 feet to a railroad spike set on the West line of Lot 4, said point also marks the East line of aforesaid Alley, the Southwest corner of the 0.233 acre Tract "1" herein described;

Thence, with the East line of said Alley, N 00° 00' 00" E, passing the Northwest corner of Lot 4, the Southwest corner of Lot 5 at 21.50 feet a total distance of 71.50 feet to **THE TRUE PLACE OF BEGINNING.**

The above description contains 0.233 acres or 10,163 Sq. Ft., more or less of which 0.163 acres, 7,108 sq.ft. lies within Lot 5, and 0.070 acres, 3,055 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.

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