

## EXHIBIT A

### **Zaremba Purchase Parcel** 09/23/04 (Consolidation of purchase properties of Gorsky)

Situated in Falls Township and in the City of Zanesville, County of Muskingum, and State of Ohio, and known as being part of Bank Lots 2 and 3 of Township 1 North Range 8 West, United States Military Survey and is further bounded and described as follows:

Beginning at an iron axle at the southwest corner of Bank Lot 3;

Thence S.87°57'00"E., along the southerly line of said Bank Lot 3, 857.32 feet to an iron pin set, and the principal point of beginning;

- COURSE I** Thence S.87°57'00"E., continuing along said southerly line of Bank Lot 3, 140.99 feet to the southwest corner of land conveyed to F. & C. Gorsky who claims title by instrument recorded in volume 1114 page 353 of the Muskingum County Records;
- COURSE II** Thence N.33°15'48"E., along the westerly line of said land conveyed to Gorsky, 268.36 feet to a point;
- COURSE III** Thence N.56°44'12"W., continuing along said westerly line of land conveyed to Gorsky, 45.00 feet to a point;
- COURSE IV** Thence N.33°15'48"E., continuing along said westerly line of land conveyed to Gorsky, 230.04 feet to the centerline of Frazeyburg Road (S.R. 60), width varies;
- COURSE V** Thence S.56°37'43"E., along said centerline of Frazeyburg Road, 45.00 feet to the northeast corner (parcel 1) of land conveyed to Frank H. Gorsky II and Cathie J. Gorsky, who claim title by instrument recorded in Volume 1114 Page 353 of the Muskingum County records.
- COURSE VI** Thence S.33°15'48"W., 30.00 feet to an iron pin found in concrete on the southerly line of said Frazeyburg Road;
- COURSE VII** Thence S.56°37'43"E., along said southerly line of Frazeyburg Road, 99.86 feet to the north west corner of land conveyed to Kaplan & Kaplan-Egan (parcel 3) by instrument recorded in volume 1159 page 197 of the Muskingum County Records;
- COURSE VIII** Thence S.33°16'41"W., along the westerly line of said land conveyed to Kaplan & Kaplan-Egan (parcel 3), 407.68 feet to the southwest corner therein;

- COURSE IX** Thence S.87°57'00"E., along the southerly lines of (parcel 3 and 1) of said land conveyed to Kaplan & Kaplan-Egan, 389.83 feet to the southeast corner of (parcel 2);
- COURSE X** Thence N.16°50'02"E., along the easterly line of (parcel 2) of said land conveyed to Kaplan & Kaplan-Egan, 245.18 feet to said centerline of Frazeyburg Road;
- COURSE XI** Thence S.56°37'43"E., along said centerline of Frazeyburg Road, 92.97 feet to an angle therein;
- COURSE XII** Thence S.56°27'24"E., continuing along said centerline of Frazeyburg Road, 428.59 feet to a point of curvature;
- COURSE XIII** Thence southeasterly, along the arc of a curve on said centerline of Frazeyburg Road, deflecting to the left, the radius of which is 1909.86 feet and the chord of which bears S.60°56'33"E. and is 298.75 feet in length, 299.06 feet to a point on the westerly line of land conveyed to The State of Ohio Parcel 21-WD;
- COURSE XIV** Thence S.24°34'18"W., along said westerly line of Parcel 21-WD, 30.00 feet to a point;
- COURSE XV** Thence S.33°50'41"E., along said westerly line of Parcel 21-WD, 25.05 feet to said southerly line of Frazeyburg Road as established by right of way Plan Muskingum 60-33.580 as prepared for the Ohio Department of Transportation;
- COURSE XVI.** Thence S.65°25'42"E., along said southerly line of Frazeyburg Road, 44.53 feet to an iron pin found at the northwesterly corner of land conveyed to The Community Bank, who claims title by instrument recorded in Volume 1687 Page 255 of the Muskingum County Records;
- COURSE XVII.** Thence S.14°46'59"W., along the westerly line of said land conveyed to The Community Bank, 373.20 feet to an iron pin set at the southwest corner of said land conveyed to The Community Bank;
- COURSE XVIII.** Thence S.75°13'01"E., along the southerly line of said land conveyed to The Community Bank 278.41 feet to a curved turnout;
- COURSE XIX.** Thence northeasterly, along the arc of a curve on said turnout, deflecting to the left, the radius of which is 30.00 feet, and the chord of which bears N.59°09'37"E. and is 42.89 feet in length, 47.78 feet to an iron pin set in the westerly line of lands conveyed to Muskingum County, who claims title by instruments recorded in Volume 1099, Page 153 through 160 of the Muskingum County Records, and is simply known as the westerly line of NorthPointe Drive;

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NOT RECORDABLE

- COURSE XX.** Thence southwesterly, along the arc of a curve on said westerly line of NorthPointe Drive, deflecting to the right, the radius of which is 2824.79 feet, and the chord of which bears S.14°46'03"W. and is 121.29 feet in length, 121.30 feet to an iron pin set on a turnout on the northerly line of land conveyed to PJJ Enterprises, who claims title by instrument recorded in Volume 1594, Page 221 of the Muskingum County Records;
- COURSE XXI.** Thence northwesterly, along the arc of a curve on said northerly line of land conveyed to PJJ Enterprises, deflecting to the left, the radius of which is 30.00 feet, and the chord of which bears N.29°36'35"W. and is 42.87 feet in length, 47.76 feet to a point of tangency;
- COURSE XXII.** Thence N.75°13'01"W., along said northerly line of land conveyed to PJJ Enterprises, 278.44 feet to the northwest corner of said land conveyed to PJJ Enterprises, as referenced by an iron pin found 0.10 feet west and 0.23 feet south;
- COURSE XXIII.** Thence S.14°46'59"W., along the westerly line of said land conveyed to PJJ Enterprises, 295.09 feet to an iron pin found at the southwest corner of said land conveyed to PJJ Enterprises;
- COURSE XXIV.** Thence S.75°13'01"E., along the southerly line of said land conveyed to PJJ Enterprises, 49.00 feet to a point of curvature;
- COURSE XXV.** Thence southeasterly, along the arc of a curve on said southerly line of land conveyed to PJJ Enterprises, deflecting to the right, the radius of which is 830.00 feet, and the chord of which bears S.68°26'05"E. and is 196.04 feet in length, 196.50 feet to a curved turnout;
- COURSE XXVI.** Thence northeasterly, along the arc of a curve on said turnout, deflecting to the left, the radius of which is 30.00 feet, and the chord of which bears N.73°11'17"E. and is 42.54 feet in length, 47.29 feet to an iron pin set on said westerly line of NorthPointe Drive;
- COURSE XXVII.** Thence southwesterly, along the arc of a curve on said westerly line of NorthPointe Drive, deflecting to the right, the radius of which is 1001.74 feet, and the chord of which bears S.54°33'40"W. and is 894.98 feet in length, 927.79 feet to a point on a non-tangent line;
- COURSE XXVIII.** Thence S.83°54'57"W., continuing along said westerly line of NorthPointe Drive, 119.76 feet to an iron pin "Biedenbach";
- COURSE XXIX.** Thence N.29°00'00"E, 150.58 feet to a iron pin set;

**COURSE XXX.** Thence N.78°22'17"E., 179.73 feet to a iron pin set;

**COURSE XXXI.** Thence N.33°22'17"E., 30.75 feet to a iron pin set;

**COURSE XXXII.** Thence N.56°37'43"W., 526.63 feet to an iron pin set;

**COURSE XXXIII.** Thence S.78°22'17"W., 217.08 feet to an iron pin set;

**COURSE XXXIV.** Thence N.56°37'43"W., 530.08 feet to an iron pin set;

**COURSE XXXV.** Thence N.47°51'18"W., 239.28 feet to an iron pin set;

**COURSE XXXVI.** Thence N.56°37'43"W., 106.35 feet to an iron pin set;

**COURSE XXXVII.** Thence N.33°22'17"E., 459.23 feet to an iron pin set;

**COURSE XXXVIII.** Thence N.21°21'22"E., 90.37 feet to an iron pin set;

**COURSE XXXIX.** Thence N.33°22'17"E., 213.61 feet to the principal point of beginning and containing about 45.4928 acres (2,025,227 SQ. FT.) of land as surveyed and described in September, 2004 by James S. Davenport, Ohio Professional Surveyor #7749 of Richard L. Bowen + Associates Inc. The area within the right-of-way of Frazeyburg Road contains about 0.5947 of an acre (25,904 Sq. Ft.) of land, leaving a net acreage of 45.8981 (1,999,323 Sq. Ft.).

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY [Signature]

10-152004

17-19-03-05-002	(26.6988 ac)	ADDRESS N/A
17-19-03-05	(10.3000 ac)	3795 FRAZEYBURG RD
17-19-03-03	(1.29 ac)	3845 FRAZEYBURG RD
17-19-03-01	(1.22 ac)	ADDRESS N/A
86-33-01-03	(7.0340)	ADDRESS N/A



86-33-01-03-04  
86-33-

# LOT SPLIT & CONSOLIDATION PLAT "A"

(OHIO POWER NOT INCLUDED)

PART OF BANK LOTS 2 & 3  
TOWNSHIP 1 NORTH, RANGE 8 WEST  
UNITED STATES MILITARY SURVEY  
PART OF THE ORIGINAL FALLS TOWNSHIP  
AND PART IN THE CITY OF ZANESVILLE,  
COUNTY OF MUSKINGUM, STATE OF OHIO

DATE AND REVISIONS

No.	Date	Description
1	06-14-04	
2	06-22-04	
3	07-28-04	
4	09-08-04	
5	09-17-04	
6	09-23-04	

**ZAREMBA GROUP L.L.C.**  
14600 DETROIT AVE.  
LAKewood, OHIO 44107  
TEL: (216) 221-6600  
FAX: (216) 221-1031

**RICHARD L. BOWEN  
+ ASSOCIATES INC.**  
15000 SHILOH RD. SUITE 200  
Piquette, OH 44681  
www.rlb.com

**NOTICE**  
THIS ARCHITECTURAL AND  
ENGINEERING DRAWING IS COVERED  
BY A PATENT AND ANY REPRODUCTION  
OR TRANSMISSION IN ANY FORM OR  
BY ANY MEANS, WITHOUT THE WRITTEN  
CONSENT OF THE ARCHITECT, ALL  
RIGHTS ARE RESERVED.  
SPECIFICALLY RESERVED.  
REPRODUCTION OF THIS DRAWING FOR  
ANY PURPOSE IS PROHIBITED.

**NORTHPOINTE CENTER**  
NORTHPOINTE DRIVE AND FRAZEYSBURG ROAD  
ZANESVILLE, OH

**LOT SPLIT & CONSOLIDATION**

DRAWN BY: JSD  
CHECKED BY: JSD  
FILE NO.: 5838  
DRAWING NO.: C0.5A

REFERENCE DOCUMENTS

1. RECORD MAP, STATE OF OHIO, VOL. 1141 P. 111, 17-19-01-04-004 (11.84 AC. ADJUTANT)
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CURVE TABLE				CURVE TABLE			
CHORD	ARC	ANGLE	AREA	CHORD	ARC	ANGLE	AREA
1.00	1.00	90.00	0.79	1.00	1.00	90.00	0.79
2.00	2.00	180.00	3.14	2.00	2.00	180.00	3.14
3.00	3.00	270.00	7.07	3.00	3.00	270.00	7.07
4.00	4.00	360.00	12.57	4.00	4.00	360.00	12.57
5.00	5.00	450.00	19.63	5.00	5.00	450.00	19.63
6.00	6.00	540.00	27.30	6.00	6.00	540.00	27.30
7.00	7.00	630.00	35.52	7.00	7.00	630.00	35.52
8.00	8.00	720.00	44.21	8.00	8.00	720.00	44.21
9.00	9.00	810.00	53.37	9.00	9.00	810.00	53.37
10.00	10.00	900.00	62.99	10.00	10.00	900.00	62.99
11.00	11.00	990.00	73.08	11.00	11.00	990.00	73.08
12.00	12.00	1080.00	83.64	12.00	12.00	1080.00	83.64
13.00	13.00	1170.00	94.68	13.00	13.00	1170.00	94.68
14.00	14.00	1260.00	106.19	14.00	14.00	1260.00	106.19
15.00	15.00	1350.00	118.18	15.00	15.00	1350.00	118.18
16.00	16.00	1440.00	130.65	16.00	16.00	1440.00	130.65
17.00	17.00	1530.00	143.60	17.00	17.00	1530.00	143.60
18.00	18.00	1620.00	157.03	18.00	18.00	1620.00	157.03
19.00	19.00	1710.00	170.94	19.00	19.00	1710.00	170.94
20.00	20.00	1800.00	185.34	20.00	20.00	1800.00	185.34
21.00	21.00	1890.00	200.23	21.00	21.00	1890.00	200.23
22.00	22.00	1980.00	215.61	22.00	22.00	1980.00	215.61
23.00	23.00	2070.00	231.49	23.00	23.00	2070.00	231.49
24.00	24.00	2160.00	247.86	24.00	24.00	2160.00	247.86
25.00	25.00	2250.00	264.73	25.00	25.00	2250.00	264.73
26.00	26.00	2340.00	282.09	26.00	26.00	2340.00	282.09
27.00	27.00	2430.00	299.95	27.00	27.00	2430.00	299.95
28.00	28.00	2520.00	318.31	28.00	28.00	2520.00	318.31
29.00	29.00	2610.00	337.17	29.00	29.00	2610.00	337.17
30.00	30.00	2700.00	356.53	30.00	30.00	2700.00	356.53
31.00	31.00	2790.00	376.39	31.00	31.00	2790.00	376.39
32.00	32.00	2880.00	396.75	32.00	32.00	2880.00	396.75
33.00	33.00	2970.00	417.61	33.00	33.00	2970.00	417.61
34.00	34.00	3060.00	438.97	34.00	34.00	3060.00	438.97
35.00	35.00	3150.00	460.83	35.00	35.00	3150.00	460.83
36.00	36.00	3240.00	483.19	36.00	36.00	3240.00	483.19
37.00	37.00	3330.00	506.05	37.00	37.00	3330.00	506.05
38.00	38.00	3420.00	529.41	38.00	38.00	3420.00	529.41
39.00	39.00	3510.00	553.27	39.00	39.00	3510.00	553.27
40.00	40.00	3600.00	577.63	40.00	40.00	3600.00	577.63
41.00	41.00	3690.00	602.49	41.00	41.00	3690.00	602.49
42.00	42.00	3780.00	627.85	42.00	42.00	3780.00	627.85
43.00	43.00	3870.00	653.71	43.00	43.00	3870.00	653.71
44.00	44.00	3960.00	680.07	44.00	44.00	3960.00	680.07
45.00	45.00	4050.00	706.93	45.00	45.00	4050.00	706.93
46.00	46.00	4140.00	734.29	46.00	46.00	4140.00	734.29
47.00	47.00	4230.00	762.15	47.00	47.00	4230.00	762.15
48.00	48.00	4320.00	790.51	48.00	48.00	4320.00	790.51
49.00	49.00	4410.00	819.37	49.00	49.00	4410.00	819.37
50.00	50.00	4500.00	848.73	50.00	50.00	4500.00	848.73
51.00	51.00	4590.00	878.59	51.00	51.00	4590.00	878.59
52.00	52.00	4680.00	908.95	52.00	52.00	4680.00	908.95
53.00	53.00	4770.00	939.81	53.00	53.00	4770.00	939.81
54.00	54.00	4860.00	971.17	54.00	54.00	4860.00	971.17
55.00	55.00	4950.00	1003.03	55.00	55.00	4950.00	1003.03
56.00	56.00	5040.00	1035.39	56.00	56.00	5040.00	1035.39
57.00	57.00	5130.00	1068.25	57.00	57.00	5130.00	1068.25
58.00	58.00	5220.00	1101.61	58.00	58.00	5220.00	1101.61
59.00	59.00	5310.00	1135.47	59.00	59.00	5310.00	1135.47
60.00	60.00	5400.00	1169.83	60.00	60.00	5400.00	1169.83
61.00	61.00	5490.00	1204.69	61.00	61.00	5490.00	1204.69
62.00	62.00	5580.00	1240.05	62.00	62.00	5580.00	1240.05
63.00	63.00	5670.00	1275.91	63.00	63.00	5670.00	1275.91
64.00	64.00	5760.00	1312.27	64.00	64.00	5760.00	1312.27
65.00	65.00	5850.00	1349.13	65.00	65.00	5850.00	1349.13
66.00	66.00	5940.00	1386.49	66.00	66.00	5940.00	1386.49
67.00	67.00	6030.00	1424.35	67.00	67.00	6030.00	1424.35
68.00	68.00	6120.00	1462.71	68.00	68.00	6120.00	1462.71
69.00	69.00	6210.00	1501.57	69.00	69.00	6210.00	1501.57
70.00	70.00	6300.00	1540.93	70.00	70.00	6300.00	1540.93
71.00	71.00	6390.00	1580.79	71.00	71.00	6390.00	1580.79
72.00	72.00	6480.00	1621.15	72.00	72.00	6480.00	1621.15
73.00	73.00	6570.00	1662.01	73.00	73.00	6570.00	1662.01
74.00	74.00	6660.00	1703.37	74.00	74.00	6660.00	1703.37
75.00	75.00	6750.00	1745.23	75.00	75.00	6750.00	1745.23
76.00	76.00	6840.00	1787.59	76.00	76.00	6840.00	1787.59
77.00	77.00	6930.00	1830.45	77.00	77.00	6930.00	1830.45
78.00	78.00	7020.00	1873.81	78.00	78.00	7020.00	1873.81
79.00	79.00	7110.00	1917.67	79.00	79.00	7110.00	1917.67
80.00	80.00	7200.00	1962.03	80.00	80.00	7200.00	1962.03
81.00	81.00	7290.00	2006.89	81.00	81.00	7290.00	2006.89
82.00	82.00	7380.00	2052.25	82.00	82.00	7380.00	2052.25
83.00	83.00	7470.00	2098.11	83.00	83.00	7470.00	2098.11
84.00	84.00	7560.00	2144.47	84.00	84.00	7560.00	2144.47
85.00	85.00	7650.00	2191.33	85.00	85.00	7650.00	2191.33
86.00	86.00	7740.00	2238.69	86.00	86.00	7740.00	2238.69
87.00	87.00	7830.00	2286.55	87.00	87.00	7830.00	2286.55
88.00	88.00	7920.00	2334.91	88.00	88.00	7920.00	2334.91
89.00	89.00	8010.00	2383.77	89.00	89.00	8010.00	2383.77
90.00	90.00	8100.00	2433.13	90.00	90.00	8100.00	2433.13
91.00	91.00	8190.00	2482.99	91.00	91.00	8190.00	2482.99
92.00	92.00	8280.00	2533.35	92.00	92.00	8280.00	2533.35
93.00	93.00	8370.00	2584.21	93.00	93.00	8370.00	2584.21
94.00	94.00	8460.00	2635.57	94.00	94.00	8460.00	2635.57
95.00	95.00	8550.00	2687.43	95.00	95.00	8550.00	2687.43
96.00	96.00	8640.00	2739.79	96.00	96.00	8640.00	2739.79
97.00	97.00	8730.00	2792.65	97.00	97.00	8730.00	2792.65
98.00	98.00	8820.00	2846.01	98.00	98.00	8820.00	2846.01
99.00	99.00	8910.00	2899.87	99.00	99.00	8910.00	2899.87
100.00	100.00	9000.00	2954.23	100.00	100.00	9000.00	2954.23

RICHEY ROAD

**GARY R. BIALES**  
VICE-PRESIDENT

**WILLIAM S. DEADMAN**  
ADEN TROPER

**DURBIN J. DUNZWEILER**  
Notary Public, State of Ohio  
My Commission Expires July 25, 2008

**Canis L. Offenberg**  
Chairman of Planning Commission

**NOTES**

1. THIS PLAT IS A LOT SPLIT AND CONSOLIDATION PLAT OF THE CITY OF ZANESVILLE, OHIO, AND IS SUBJECT TO THE CITY OF ZANESVILLE, OHIO, ZONING ORDINANCE, AS AMENDED, AND TO THE CITY OF ZANESVILLE, OHIO, PLANNING COMMISSION, AS AMENDED.

2. THE PLAT IS A LOT SPLIT AND CONSOLIDATION PLAT OF THE CITY OF ZANESVILLE, OHIO, AND IS SUBJECT TO THE CITY OF ZANESVILLE, OHIO, ZONING ORDINANCE, AS AMENDED, AND TO THE CITY OF ZANESVILLE, OHIO, PLANNING COMMISSION, AS AMENDED.

3. THE PLAT IS A LOT SPLIT AND CONSOLIDATION PLAT OF THE CITY OF ZANESVILLE, OHIO, AND IS SUBJECT TO THE CITY OF ZANESVILLE, OHIO, ZONING ORDINANCE, AS AMENDED, AND TO THE CITY OF ZANESVILLE, OHIO, PLANNING COMMISSION, AS AMENDED.

4. THE PLAT IS A LOT SPLIT AND CONSOLIDATION PLAT OF THE CITY OF ZANESVILLE, OHIO, AND IS SUBJECT TO THE CITY OF ZANESVILLE, OHIO, ZONING ORDINANCE, AS AMENDED, AND TO THE CITY OF ZANESVILLE, OHIO, PLANNING COMMISSION, AS AMENDED.

5. THE PLAT IS A LOT SPLIT AND CONSOLIDATION PLAT OF THE CITY OF ZANESVILLE, OHIO, AND IS SUBJECT TO THE CITY OF ZANESVILLE, OHIO, ZONING ORDINANCE, AS AMENDED, AND TO THE CITY OF ZANESVILLE, OHIO, PLANNING COMMISSION, AS AMENDED.

6. THE PLAT IS A LOT SPLIT AND CONSOLIDATION PLAT OF THE CITY OF ZANESVILLE, OHIO, AND IS SUBJECT TO THE CITY OF ZANESVILLE, OHIO, ZONING ORDINANCE, AS AMENDED, AND TO THE CITY OF ZANESVILLE, OHIO, PLANNING COMMISSION, AS AMENDED.

7. THE PLAT IS A LOT SPLIT AND CONSOLIDATION PLAT OF THE CITY OF ZANESVILLE, OHIO, AND IS SUBJECT TO THE CITY OF ZANESVILLE, OHIO, ZONING ORDINANCE, AS AMENDED, AND TO THE CITY OF ZANESVILLE, OHIO, PLANNING COMMISSION, AS AMENDED.

8. THE PLAT IS A LOT SPLIT AND CONSOLIDATION PLAT OF THE CITY OF ZANESVILLE, OHIO, AND IS SUBJECT TO THE CITY OF ZANESVILLE, OHIO, ZONING ORDINANCE, AS AMENDED, AND TO THE CITY OF ZANESVILLE, OHIO, PLANNING COMMISSION, AS AMENDED.

9. THE PLAT IS A LOT SPLIT AND CONSOLIDATION PLAT OF THE CITY OF ZANESVILLE, OHIO, AND IS SUBJECT TO THE CITY OF ZANESVILLE, OHIO, ZONING ORDINANCE, AS AMENDED, AND TO THE CITY OF ZANESVILLE, OHIO, PLANNING COMMISSION, AS AMENDED.

10. THE PLAT IS A LOT SPLIT AND CONSOLIDATION PLAT OF THE CITY OF ZANESVILLE, OHIO, AND IS SUBJECT TO THE CITY OF ZANESVILLE, OHIO, ZONING ORDINANCE, AS AMENDED, AND TO THE CITY OF ZANESVILLE, OHIO, PLANNING COMMISSION, AS AMENDED.

**NOTES**

1. THIS PLAT IS A LOT SPLIT AND CONSOLIDATION PLAT OF THE CITY OF ZANESVILLE, OHIO, AND IS SUBJECT TO THE CITY OF ZANESVILLE, OHIO, ZONING ORDINANCE, AS AMENDED, AND TO THE CITY OF ZANESVILLE, OHIO, PLANNING COMMISSION, AS AMENDED.

2. THE PLAT IS A LOT SPLIT AND CONSOLIDATION PLAT OF THE CITY OF ZANESVILLE, OHIO, AND IS SUBJECT TO THE CITY OF ZANESVILLE, OHIO, ZONING ORDINANCE, AS AMENDED, AND TO THE CITY OF ZANESVILLE, OHIO, PLANNING COMMISSION, AS AM