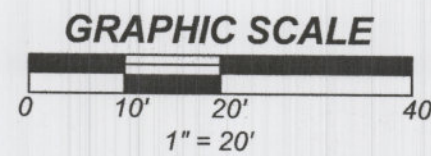


Situated in the City of Zanesville, Muskingum County, Ohio

Being part of the property conveyed to J.W. City Car Co., LLC
by a deed recorded in Official Record Book 2670, Page 750.
(Aud. Par. # 83-28-02-01-000, part)

Robert L. Presson &
Catherine M. Presson
O.R. 2384 - 816



BEARING REFERENCE

The bearings shown on this plat are based on the bearings in a deed to J.W. City Car Co., LLC as recorded in O.R. 2670, Pg. 750.

BENCH MARK

1) Top of P.K. Nail set in north side of light pole located on the N. side of West Main St. (U.S. Route 40), 82' west of the southeast corner of the subject tract.

Elev. - 699.03

PROPERTY ADDRESS

907 West Main Street,
Zanesville, Ohio 43701

ZONING INFORMATION

District- C-4
Height Restrictions- 40 feet, or 3 stories
Minimum Lot Area- none
Minimum Lot Width- none

Setbacks
Front - 30'
Side - 10'
Rear - 15'

Situated in the City of Zanesville, Muskingum County, Ohio and being all of Lots 5, 6, 7, & 8, part of Lot 9 & 10, all of two 16.5 foot North/South Alleys and part of a 16.5 foot East/West alley of Sullivan's Addition as shown on plats recorded in Plat Book 1, Page 32 and Replat Book 1, Pages 26 & 28 and also all of Lot 4 and part of Lot 3 of Achauer's Subdivision as shown on a plat recorded in Plat Book 3, Page 67; and part of Lot 8 and Lot 9, part of a 16 foot alley and part of Flag Avenue (vacated by Ordinance #4008 as recorded in Deed Book 356, page 17) of Dillon's Flag Avenue Subdivision as shown on a plat recorded in Plat Book 2, Page 74.

Also being part of the property conveyed to J.W. City Car Co., LLC by a deed recorded in Official Record Book 2670, page 750 (Aud. Par. #83-28-02-01.000, part) and being further bounded and described as follows:

Beginning for a point of reference at a railroad spike found at the Southwest Corner of Lot 1 of the Re-Plat Hook Bros. & Aston's Mill Property as shown on a plat recorded in Plat Book 2, Page 134;

thence the following five (5) courses along the north line of West Main Street 80' (U.S. 40):

1. South 52° 27' 56" West, a distance of 39.37 feet to a drill hole found in a concrete walk;
2. South 59° 48' 34" West, a distance of 32.80 feet to a 5/8 inch rebar found;
3. South 61° 10' 50" West, a distance of 57.44 feet to a point;
4. South 68° 21' 18" West, a distance of 35.95 feet to a 5/8 inch rebar found;
5. South 72° 39' 33" West, a distance of 113.20 feet to a point marked by a drill hole made in a concrete walk, said point also being the true place of beginning of this tract;

thence the following three (3) courses along the north line of West Main Street (U.S. 40) (80'):

1. South 72° 39' 33" West, a distance of 10.00 feet to an axle found;
2. South 73° 46' 55" West, a distance of 140.00 feet to a point;
3. South 79° 56' 55" West, a distance of 49.00 feet to an iron pin set;

thence North 05° 00' 51" West, through the aforementioned J.W. City Car Co., LLC tract, a distance of 33.50 feet to an iron pin set;

thence South 85° 00' 23" West, continuing through said J.W. City Car Co., LLC tract, a distance of 20.75 feet to an iron pin set;

thence North 05° 23' 05" East, along the east side of a tract conveyed to 941 Main Street LLC by a deed recorded in Official Record Book 2838, page 327, a distance of 145.00 feet to a 5/8 inch rebar found;

thence North 72° 56' 08" West, along the north line of said 941 Main Street LLC and passing an iron pin set at a distance of 61.67 feet, a total distance of 101.67 feet to a point;

thence the following three (3) courses along the east line of a tract conveyed to Robert L. Presson and Catherine M. Presson by a deed recorded in Official Record Book 2384, page 816:

1. North 40° 23' 21" East, a distance of 1.17 feet to a point;
2. North 29° 40' 05" East, a distance of 15.51 feet to a point;
3. North 17° 34' 48" East, a distance of 43.79 feet to a point;

thence the following three (3) courses through the aforementioned J.W. City Car Co., LLC tract:

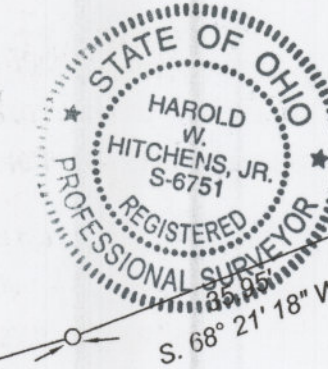
1. South 72° 56' 08" East, passing an iron pin set at a distance of 38.64 feet, a total distance of 73.64 feet to an iron pin set;
2. North 73° 46' 55" East, a distance of 146.14 feet to an iron pin set;
3. South 16° 13' 05" East, a distance of 240.00 feet to the place of beginning.

Containing 1.1029 acres, subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the bearings in a deed to J.W. City Car Co., LLC as recorded in Official Record Book 2670, page 750. Pertinent documents are all deeds and plat mentioned; tax map; All iron pins described as set are 5/8 inch diameter, 30 inches long, solid reinforcing bars with plastic identification caps. All mention of Deed Books, Official Record Books and Plat Books refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surveyor #6751, from an actual field survey made under my supervision during April of 2019.

Harold W. Hitchens, Jr.
Harold W. Hitchens, Jr., Reg. Surv. #6751
Hitchens & Associates
May 7, 2019
JN 5366-3-19



SPECIAL EXCEPTIONS

Schedule B, Part II of the Owner's Policy of Title Insurance; Commitment No. 92154256, issued by Valmer Land Title Agency, LLC and First American Title Insurance Company lists the following easements or rights of way that affect the subject property:

13. Easement an Right-of-Way to American Electric Power Co. as recorded in O.R. 2795, Pg. 560.
Shown
14. Easement for highway purposes to State of Ohio as recorded in D.B. 884, Pg. 33.
Not Shown - Does not affect subject property
15. Easement to City of Zanesville as recorded in D.B. 375, Pg. 236.
Not Shown - Does not affect subject property
6. Vacation of Ordinance No. 5648 as recorded in D.B. 853, Pg. 343.
Not Shown
17. Vacation of Ordinance Nos. 4008, 4049, 2876 & 4416 as recorded in D.B. 713, Pg. 47.
Not Shown

LEGEND

- | | |
|---------------------|--|
| - Utility Pole | - Existing Spot Elevations |
| - Water Valve | - Axle Found |
| - Gas Valve | - Iron Pin Found, 5/8" rebar (unless shown otherwise) |
| - Waterline | - Iron Pin Set, 5/8" rebar w/ plastic identification cap |
| - Gasline | - Drill Hole Made in Conc. Walk |
| - Existing Contours | - Drill Hole Found in Conc. Walk |
| - Existing Fence | - Railroad Spike Found |

PERTINENT DOCUMENTS

Pertinent documents are all deeds and plats shown, and tax map.

FLOOD HAZARD INFORMATION

The small part of the property shown hereon is in a Flood Hazard Zone AE as shown on Community Panel Number 39119C0285G of the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency with an effective date of 07/06/2010.

Flood Zone AE is a Special Flood Hazard area subject to inundation by the 1% annual chance flood. The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year.

ELEVATION DATUM

The elevations shown hereon are referenced to the National Geodetic Vertical Datum (NAVD 29). The benchmark used to establish the datum is the north bolt at the base of a metal light pole, 39 feet (+/-) S.E. of the centerline of Main St. and 104.5 feet (+/-) west of the west end of the "Y" Grade per ODOT plans titled MUS - 40 - 11-19, MUS-Linden Ave., sheet 9/88.

Elev. - 698.57

MISCELLANEOUS NOTES

1. All streets shown are public right of way, unless otherwise noted.
2. At the time of this survey there is no visible evidence of a cemetery.
3. The subject property has access to and from West Main Street (U.S. Route 40) which is a Public Street governed by the City of Zanesville, Ohio.
4. In regards to Table "A" Item 16, at the time of this survey, there was no visible evidence of earth moving work, building construction or building additions.
5. In regards to Table "A" Item 17, at the time of the survey, there was no evidence of changes in street right of way(s) either completed or proposed.
6. In regards to Table "A" Item 19, at the time of the survey, offsite easement information, if any, was not provided.

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED
William Schultz 8/5/2019

SURVEYOR'S CERTIFICATE

To: Linden Avenue, LLC; Dollar General Corporation; First American Title Insurance Company; their successors

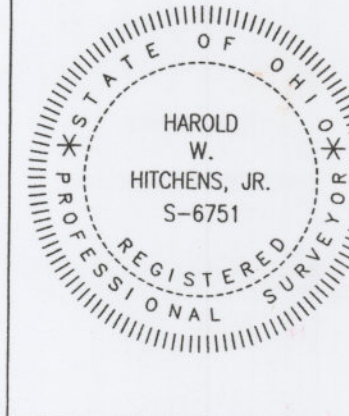
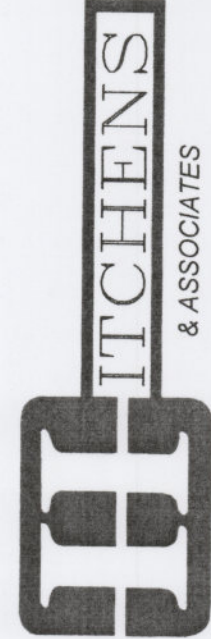
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

OFFICE COPY
NOT RECORDED
Harold W. Hitchens, Jr.
Reg. Surv. #6751
Date: 5/17/19

SITE DEVELOPMENT PLANS
for: Linden Avenue, LLC

ALTANSPPS
SURVEY

234 South 3rd
Coshocton, Ohio 43812
Phone: (740) 822-1808
Fax: (740) 822-1766
Email: hwhitchens@sbcglobal.net



Harold W. Hitchens, Jr.
License No. S-6751

Scale: 1" = 20'
Dwn. by: HWH/III
Chkd. by: HWH
Job No.: 5366-03-19
Date: 03/28/19
Rev:

Site Address:
907 Main Street
Zanesville, Ohio 43701

Contact:
Bruce Schultz
259 Chateaugay Drive
Pataskala, Ohio 43062