

Cardinal Precision Surveying, LLC

Philo, Ohio

**Description of a 0.239 Acre Parcel**

Situated in the City of Zanesville, County of Muskingum and State of Ohio, being part of Quarter Township 4, Range 8, USMD, and being Part of Lot 1 and Part of Lot 7, "Fairway Village" as recorded in Plat Bk. 7, Pg. 57, Muskingum County Records, and being all of Tract Two as conveyed to DRIVEN BRANDS, INC. in OR 3231, Pg. 443, all in Muskingum County Records, and being more particularly described as follows;

BEGINNING at a "7321" capped iron pin found at the northwest corner of said Lot 7, the same being the northeast corner of Lot 9 in said "Fairway Village" and the southerly line of Lot 18, "Brown's Garden-Lots" as recorded in Plat Bk. 4, Pg. 129 of said County Records and the southerly line of Tract One, as conveyed to DRIVEN BRANDS, INC. in OR 3231, Pg. 443;

Course No. 1; Thence along the northerly line of said Lot 7, the northerly line of said Lot 1, and the southerly line of said Lot 18 and DRIVEN BRANDS, INC. Tract One, South 88°15'30" East, a distance of 183.15 feet to an iron pin set at the northwest corner of a parcel conveyed to City of Zanesville in Dd Bk. 543, Pg. 387 of said County Records, the same being the westerly right of way of Maple Avenue (State Route 60, R/W varies);

Course No. 2; Thence along the westerly line of said City of Zanesville parcel and westerly right of way of said Maple Avenue, South 25°56'45" East, a distance of 35.78 feet to an iron pin set at the northeast corner of the residual of Parcel I as conveyed to Jakes Corner Maple Avenue, LLC in OR 3098, Pg. 744 of said County Records;

Course No. 3; Thence along the northerly line of said Jakes Corner Parcel I, South 63°54'20" West, a distance of 52.81 feet to an iron pin set;

Course No. 4; Thence continuing along the northerly line of said Jakes Corner Parcel I and along the northerly line of the residual of Parcel III as conveyed to Jakes Corner Maple Avenue, LLC in OR 3098, Pg. 744 of said County Records, North 88°15'30" West, a distance of 153.14 feet to an iron pin set on the easterly line of said Lot 9, the same being the easterly line of a parcel conveyed to Christi Wicker in OR 2136, Pg. 819 of said County Records;

Course No. 5; Thence along the easterly line of said Lot 9 and the easterly line of said Wicker parcel, North 01°48'09" East, a distance of 56.34 feet to the POINT OF BEGINNING, and containing 0.239 acres of land, more or less [Part of P.N. 86-28-02-01-000 (0.204 Acres in Lot 1 and 0.035 Acres in Lot 7)] as surveyed by, or under the direct supervision of Alaina J. DeWitt, P.S. # S-8625 in December 2024, subject to any easements, restrictions, leases and/or right of ways of record.

Iron pins set are 5/8"x30" rebar with caps stamped "DEWITT S-8625". The basis of bearings is ODOT VRS observation, Ohio State Plane Coordinate System, South Zone (3402), NAD83 (2011). Total Station and RTK were used to perform this survey. Distances are shown in ground.

**OFFICE COPY**  
**NOT RECORDABLE**  
Alaina J. DeWitt, P.S.

Registered Professional Surveyor No. S-8625  
in the State of Ohio  
Date: December 11, 2024  
Revised: December 17, 2024



**DESCRIPTION**  
**APPROVED**  
By: D.M. Barnhart  
16-28-2025

APPROVED BY CITY  
PLANNING COMMISSION  
ZANESVILLE, OHIO  
[Signature] 10-24-25

# BOUNDARY SURVEY

Situating in the City of Zanesville, County of Muskingum and State of Ohio, being part of Quarter Township 4, Range 8, USMD, and being Part of Lot 1 and Part of Lot 7, "Fairway Village" as recorded in Plat Bk. 7, Pg. 57, Muskingum County Records, and being all of Tract Two as conveyed to DRIVEN BRANDS, INC. in OR 3231, Pg. 443, all in Muskingum County Records

DESCRIPTION

APPROVED

By: D.M. Barnhard  
10-28-2025

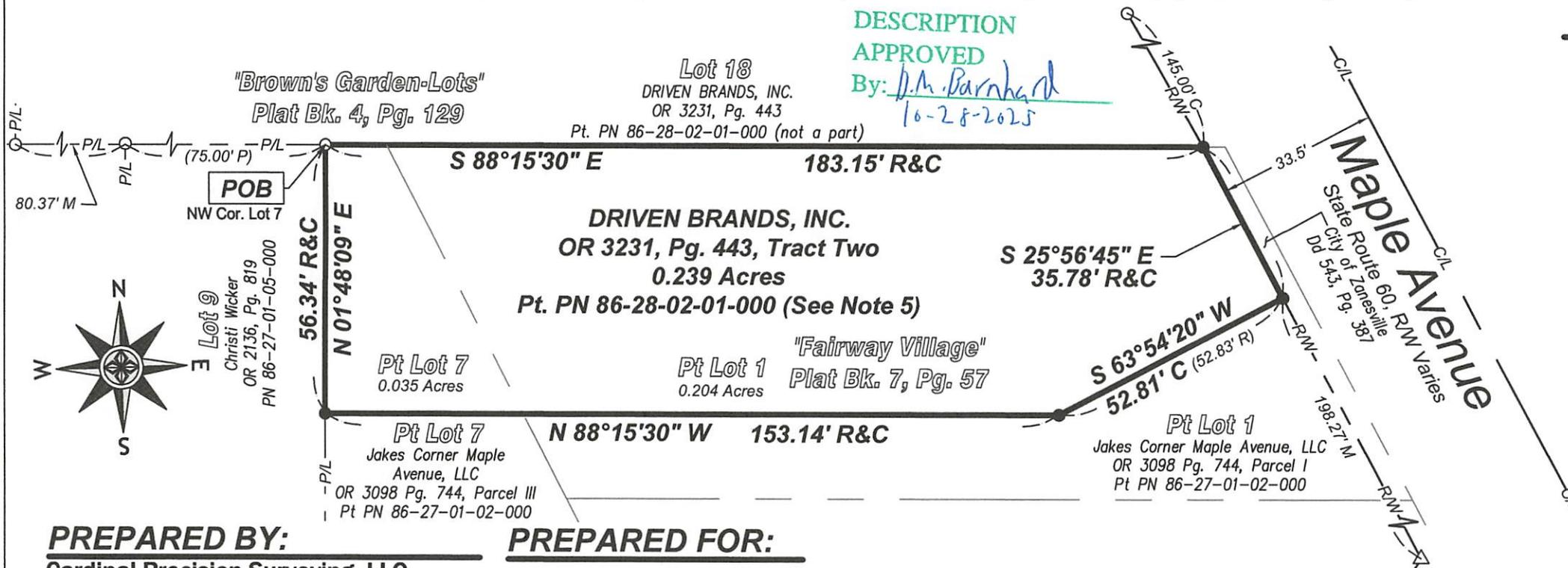
## LEGEND

- R/W - Right of Way
- P/L - Adjoiner Line
- C/L - Centerline
- C - Calculated
- M - Measured
- R - Record

### Surveyed (Record)

**POB** - Point of Beginning

- ⊕ - 1" Iron Pin Fd. & Used
- - "7321" Capped Iron Pin Fd. & Used
- △ - Mag Nail & Shiner "YOUNG HOBBS" Fd. & Used
- - 5/8" Rebar w/cap set "DEWITT S-8625"
- ✕ - Drill Hole Set



APPROVED BY CITY  
PLANNING COMMISSION  
ZANESVILLE, OHIO  
*10-24-25*

### PREPARED BY:

**Cardinal Precision Surveying, LLC**

2715 Virginia Ridge Road  
Philo, OH 43771  
(330) 603-0264  
www.cardinalprecisionsurveying.com  
adewitt@cardinalprecisionsurveying.com

CPS Project Number: 24063

### NOTES:

1. The basis of bearings is Grid North, per ODOT VRS observation, Ohio State Plane Coordinate System, South Zone (3402), NAD83 (2011). Total Station and RTK were used to perform this survey. Distances are shown in ground in feet and decimal parts thereof.
2. Monuments found or set are in good condition and flush with the ground unless otherwise noted.
3. Pertinent documents include plats and deeds as shown hereon, surveys on file at the County Map office as shown hereon and county tax maps.
4. This survey was prepared without benefit of a title report and no specific search of the public records was made for easements, right-of-ways & etc.
5. Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 86-27-01-02-000.
6. By scaled map and graphic plotting only, the subject property lies entirely in Zone X, Areas of minimal flood hazard, according to the Flood Insurance Rate Map, for the County of Muskingum, Community No. 390427, Community Panel No. 39119C0285G, Effective Date July 6, 2010.

### PREPARED FOR:

**Bureau Veritas**

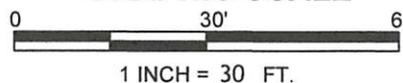
510 E. Memorial Road, Suite A-1  
Oklahoma City, OK 73114  
800-411-2010  
ALTA@bvna.com  
www.bvna.com

Client Reference 171707.24R000-001.368



BUREAU  
VERITAS

### GRAPHIC SCALE



### CERTIFICATION:

I certify that the parcel shown hereon has been surveyed by me or under my direct supervision in accordance with the Minimum Standards For Boundary Surveys, Ohio Administrative Code, Chapter 4733.37.

OFFICE COPY  
NOT RECORDABLE

10.21.2025

STATE OF OHIO

ALAINA J. DEWITT

S-8625

REGISTERED

PROFESSIONAL SURVEYOR

Alaina J. DeWitt, P.S.  
Professional Surveyor No. S-8625  
in the State of Ohio  
Field Date: December 8, 2024  
Date of Last Revision: December 17, 2024