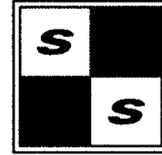


# **SMART**

## **SERVICES, INC.**

**Surveying • Environmental • Traffic • CA/CM**

*An Ohio EDGE Certified Firm*



### **LEGAL DESCRIPTION**

**0.908 ACRES**

**FOR SUE MILL**

February 19, 2014

Page 1 of 2

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being part of Lot 1, Heritage Hills, as recorded in Plat Book 13, Page 46, and being a part of the property conveyed to Aldi, Inc. by Deed Volume 1040, Page 362 of the Muskingum County's Recorder's Office, (being part of Auditor's Parcel Number 86-31-01-11-000), and being more particularly described as follows:

Beginning for Reference at a point at the southwest corner of said Aldi, Inc. property, said point being the intersection of the easterly right-of-way line of Maple Avenue (width varies) and the northerly right-of-way line of Brandywine Boulevard (80' wide), thence along the northerly right-of-way line of Brandywine Boulevard and the southerly line of said Aldi, Inc. property and said Lot 1, South 85 degrees 40 minutes 27 seconds East, 253.84 feet to an Iron Pin Set at the True Point of Beginning of the parcel herein described;

Thence crossing said Aldi, Inc. property, North 04 degrees 33 minutes 21seconds East, 304.77 feet to an Iron Pin Set on the northerly line of said Aldi, Inc. property, said point being in the southerly line of the property conveyed to Ray Thomas Lumbertown, Inc. by D.V. 930-271;

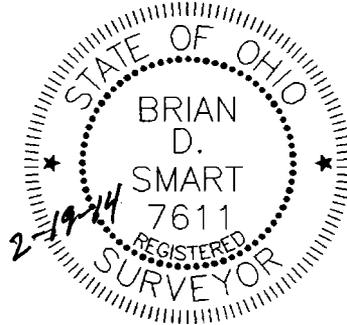
Thence along the northerly line of said Aldi, Inc. property, and the southerly line of said Ray Thomas Lumbertown property, South 85 degrees 26 minutes 39 seconds East, 76.78 feet to an Iron Pin Set at the northeast corner of said Aldi, Inc. property and the southeast corner of said Ray Thomas Lumbertown property, said point also being a corner of the property conveyed to C & L Investments, Inc. by D.V. 1830-142, and a corner of the property conveyed to Dream ABACO, LLC. by D.V. 2286-508;

Thence along the easterly line of said Aldi, Inc. property, and the westerly line of said Dream ABACO, LLC. property and the westerly line of The Plains Condominium as recorded in Plat Book 15, Page 76, South 14 degrees 42 minutes 25 seconds East, 322.07 feet to a 1" Iron Pipe Found at the southeast corner of said Aldi, Inc. property, said point being in the northerly right-of-way line of Brandywine Boulevard, and at the southwest corner of The Plains Condominium, passing a 5/8" Rebar Found at 13.03 feet;

**LEGAL DESCRIPTION**

**0.908 ACRES  
FOR SUE MILL**  
February 19, 2014  
Page 2 of 2

Thence along the northerly right-of-way line of Brandywine Boulevard, and the southerly line of said Aldi, Inc. property, North 85 degrees 40 minutes 27 seconds West, 183.03 feet to the True Point of Beginning, containing 0.908 acres more or less. Subject to any and all easements, right-of-ways, conditions and restrictions of record. All Iron Pins Set are 5/8-inch by 30-inch rebar with yellow identification caps labeled "Smart Services". BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY LINE OF THE PROPERTY CONVEYED TO ALDI, INC. BY DEED VOL. 1040, PAGE 362 AS BEING NORTH 14 DEGREES 40 MINUTES 00 SECONDS WEST, AND ARE INTENDED TO BE USED ONLY FOR DETERMINING ANGLES. This description was prepared by Smart Services, Inc. in February 2014 and is based upon actual field measurements.



**OFFICE COPY**  
*For Smart*  
**NOT RECORDABLE**  
REG. SURVEYOR NO. 7611

G:\PROJECTS\2014 Projects\632401 - Mill - Jimmy Johns Zanesville\description\632401-description.doc

APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED

*[Signature]* 3-18-14

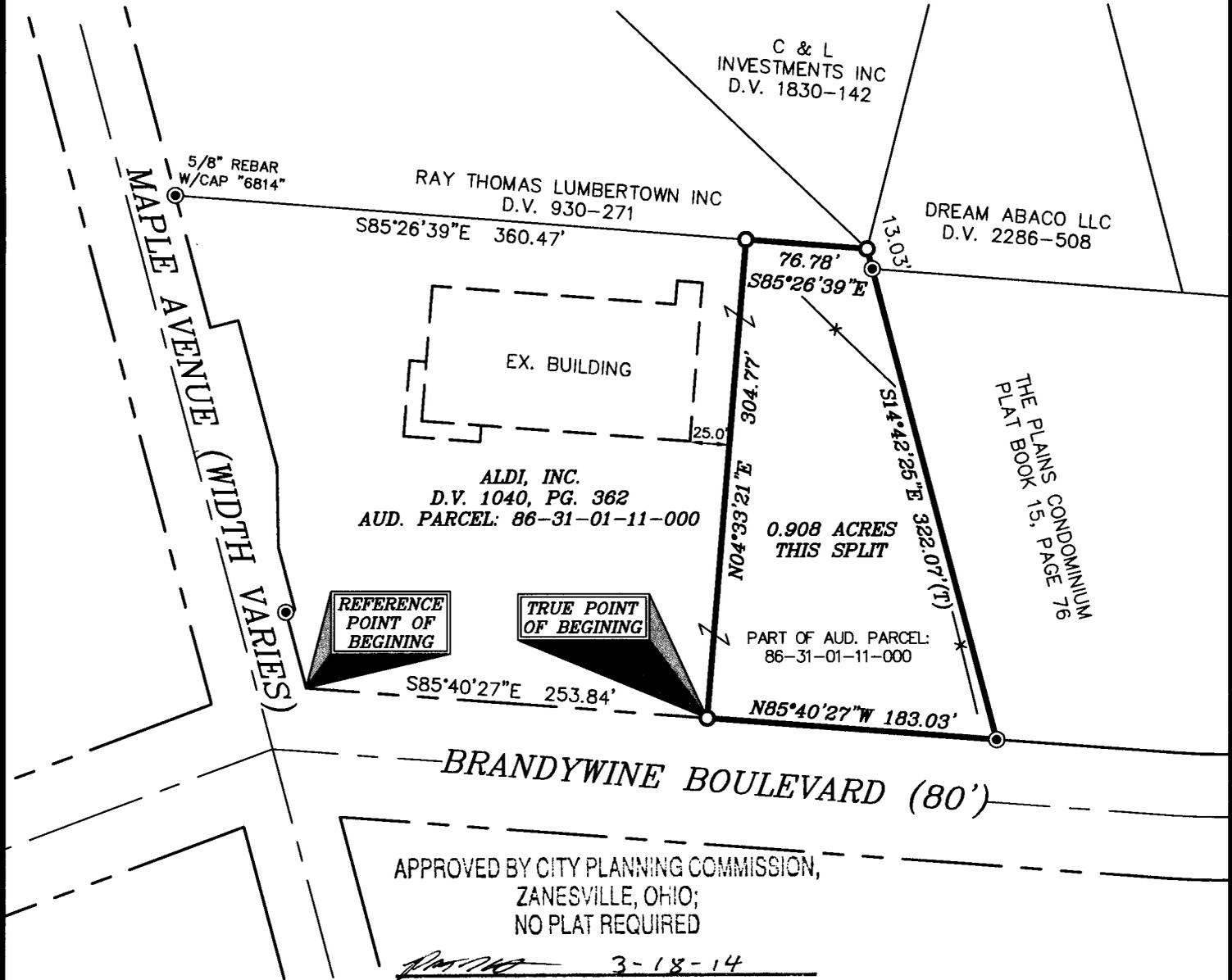
DESCRIPTION  
APPROVED  
By: *[Signature]* 2/25/2014

# LOT SPLIT SURVEY FOR SUE MILL

PART OF LOT 1, HERITAGE HILLS  
PLAT BOOK 13, PAGE 46  
CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO

DESCRIPTION  
APPROVED

By: *[Signature]* 2/25/2014



APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED

*[Signature]* 3-18-14

### PERTINENT DOCUMENTS

DEEDS TO SUBJECT PROPERTY AND ADJACENT PROPERTIES  
SUBDIVISION AND CONDOMINIUM PLATS AS REFERENCED

### PROPERTY ADDRESS

1125 BRANDYWINE BOULEVARD  
ZANESVILLE, OHIO 43701

### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY  
LINE OF THE PROPERTY CONVEYED TO ALDI, INC. BY DEED  
VOL. 1040, PAGE 362 AS BEING NORTH 14 DEGREES 40  
MINUTES 00 SECONDS WEST, AND ARE INTENDED TO BE USED  
ONLY FOR DETERMINING ANGLES.

### LEGEND

- ⊙ 1" PIPE FOUND UNLESS OTHERWISE NOTED
- 5/8" x 30" REBAR W/YELLOW I.D  
CAP LABELED "SMART SURVEYING"

### CERTIFICATION

THIS PLAT WAS PREPARED BY SMART SURVEYING, INC. AND IS A  
TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY  
KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN  
JANUARY 2014.

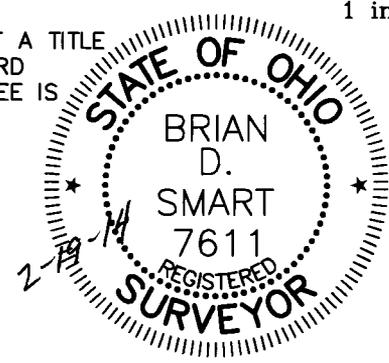
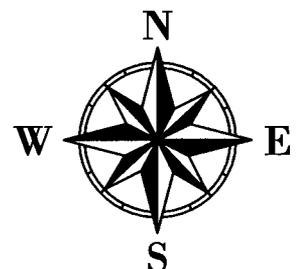
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE  
POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD  
DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS  
PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT  
WOULD BE REVEALED IN A TITLE EXAMINATION.

### GRAPHIC SCALE

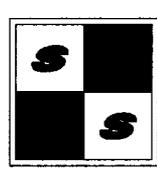


( IN FEET )  
1 inch = 100 ft.



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**NOT RECORDABLE**

DRAWN BY: <i>B. SMART</i>	DATE: <i>FEB. 19, 2014</i>
CHECKED BY: <i>B. SMART</i>	DRAWING NO.: <i>632401.DWG</i>
JOB NO.: <i>632401</i>	SHEET <i>1</i> OF <i>1</i>



PREPARED BY:  
**SMART SERVICES, INC.**  
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