1 HARUEY ST

Surveyed Legal Descriptions

Existing Coca Cola Bottling Co., Inc.

Situated in the State of Ohio, County of Muskingum, and The City of Zanesville, being that land conveyed to Coca Cola Bottling Company, Inc., as recorded in Deed Volumes 768 Page 141, Volume 578 Page 948, Volume 346 Page 71, Volume 345 Page 361 and Volume 269 Page 270 of Muskingum County Records, and that part of Manley Alley Vacated by Ordinance 96-65, and that part of Vacated Van Alley by Ordinance 96-65, and Vacated Manley Alley by Ordinance No. 657, and Vacated Van Alley by Ordinance 78-59, and being Lots 1, 2, 3, 4, 5, 12, 13, & 14 of Chancery Addition to the City of Zanesville as recorded in Plat Book Volume "Q" Page 108 of Muskingum County Records, bounded and described as follows:

Beginning at an iron pin found at the intersection of the southerly right of way of Harvey Street (50 feet wide) and easterly right of way of 7th Street (49.5 feet wide), said iron pin being at the northwest corner of Sublot 5 of Chancery Addition, thence North 89°47′05″ East, along the southerly right of way of Harvey Street, a distance of 244.00 feet to an iron pin set on the westerly right of way of 8th Street (50 feet wide), also being the northeast corner of Sublot 14 of Chancery Addition;

Thence South 00°00'00" West, along the westerly right of way of 8th Street, a distance of 107.99 feet to a <u>point</u>, at the intersection of the westerly right of way of 8th Street and the centerline of Vacated Manley Alley by Ordinance No. 96-65;

Thence South 89°47'05" West, along the centerline of said Vacated Manley Alley, a distance of 106.00 feet to a point the intersection of Vacated Van Alley by Ordinance 96-65 and Ordinance 78-59 and Vacated Manley Alley by Ordinance 657;

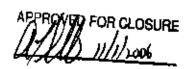
Thence South 00°00'00" West, along the centerline of said Vaceted Van Alley by Ordinance No. 96-65, a distance of 140.00 feet to a point on the northerly right of way of Marietta Street (56.5 feet wide);

Thence South 89°47'05" West, along the northerly right of way of Marietta Street, a distance of 138.00 feet to a drill hole set on the easterly right of way of 7th Street, said being the southwest corner of Sublot 1 of Chancery Addition;

Thence North 00°00'00" East, along the easterly right of way of 7th Street and the westerly line of Sublots 1, 2, 3, 4, & 5 of Chancery Addition, a distance of 247.99 feet to the Place of Beginning containing 1.048 Acres (45, 669 Square Feet) more or less, and subject to all highways and easements, as surveyed by Ted R. Clark, Ohio Registered Surveyor No. 6809 on August 16, 2006 for an on behalf of The Orin Group, LLC., under project number 20060109-1.

The Basis of Bearings of this description is South 00°00'00" East, along the westerly right of way of 8th Street, and is an assumed bearing.

OFFICE COPY NOT RECORDABLE 80-81-62-04-01-000





EXEMPT FROM PLANNING COMMISSION



The Orin Group, LLC.

10 Northwest Avenue, Suite 200, Tallmadge, Ohio 44278 Phone 330-630-3937 Fax 866-486-2388 www.theoringroup.com

Situated in the State of Chito, County of Mankingam, and the City of Zamerelle, and being that fand correspond to Sandra J. McCaland as overded in Official Record. 1927 Prays 463 of Mankingam County Records, and that postion of Vacathal Manking Mile by Critimana No. 19-65, and Stables 9, 10, a 11 of Crimarcey Addition to the City of Zamerelle as contributed Plat Book Volume 10.º Page 198 of Mankingam County Records, bounded and descaland as foliases:
Despring at an two my has set this triversection of the recorderly right of way of Mariatte Street (50.5 feet wide) and the Westerly right of way of Mariatte Street, a distance of 1961 Office for any of Mariatte Street, a distance of 1961 Office for the position of the street of Westerlands (1961 of the Mariatte Street, a distance of 1961 Office for the position of the street of Westerlands (1961 of the Wester

There is not a few of the season of the seas





CCBC-Zanesville

159 South 8th Street; Zaresville, OH Musking um County

ned Namedy contillies to Corca-Cota Enterprises, Inc. and Lanyers Title Insurance Company as of shount thereon, there are no visible above ground party walks or visible above ground encoustements upon exporing premises, screeks or alloys by any of said visible above ground buildings, visible above ground attractures or other visible above ground impre empty, or visible above ground encounters upon or party walks with the compactly by any visible above ground simple sections or other visible above ground imprevenents alternate upon any adjoining premises; that all streets for access to the property base been compactly and deficialed and there is direct access building, visible streets for access to the property property comprises 60,500 square feet and is located in a zoning district classification of C-4; that the property files within a minimal flood hazard area and is within an area designated as flood Zona X shown on U.S. Experturate of H.U.D. Flood hearance Bourdary Map No. 390427 00057, dated 09504750, or apocial flood fazzard map published by the Federal Examples y limit terms L.A. gency, the property does not lie within any local flood or welfacets area district, and that the street address of the property is 150 S. 6th Street.

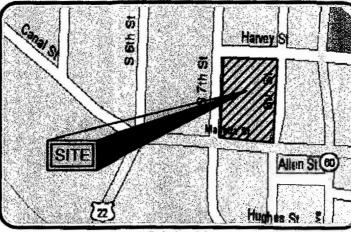
This is to cortify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSIE Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 11b, 11d, 13, 14, 16, 17, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and MSPS and in effect on the date of this certification, undersigned further certifies the intermediate properties. As a land surveyor registered in the State of Other Accuracy Standards of this service of the exceed that which is

TED R.

CLARK

6809

All 10 24 06



Vicinity Map

Missellaneous Notes

Some features on this plat may be shown out of scale for clarity

totad. Militarmenta were found at points indicated

The Basis of Bearings of this survey is North 00°00'00' East, along the right of way of 7th Street, and is an assumed bearing.

of ALTA/ACSM specifications unless oth

The was no posted address of the subject property at the time of this survey

Alf of the various survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless oftenvise noted.

No evidence of earth moving work, building construction or building editions were

dence of changes in the hight of way lines or recent street or aidewalk adviction were Observed as ahown on the survey.

evidence of the site being used as a solid waste dump, sump or

Note Conesponding to Schedule B

galler the corrections, and restrictions of the Chaircoay Addition to the City levels. This lean does affect the subject parcel, but does not cortain any the information, therefore this item is not picted or shown.

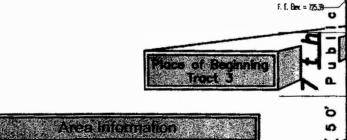
An Alley vacation as referenced in Votume 1127, Page 850, Muskingum County Official Records. This item does affect the subject percel and the Vacated Alleys

ON SITE BENCH MARK

Person=700

FLOOD NOTE:

09/05/1990



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Cuca-Cola Area McClettand Area 0.340 Acres

1.048 Acres (45,669 Square Feet) (14,839 Square Feet

(60,509 Square Feet)

Total Area 1.388 Acres

390427 0005 or Linner. No lited maveying was partitioned in Hermitine. Fils up at certificate may be needed in with use order making or markshup from the Fadarer Brienbanky Warvoys and Auchory.

Current Zoning Information

Legend of Symbols & Abbreviations

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CHEST NO. 12

(740) 455-0546 0 Feet

Crowshoo 96.65 and Ordinance 79-59 and Vacabed Markey Alley by Cromerce 657;

Thence South 00'00'00'0' West, along the centerfire of said Vecated Van Alley by Ordinance No. 95-65, a distance of 140.00 feet to a point on the northesty right of way of Marketta Street (55.5 feet wide):

Thence South 69'47'09' West, along the northerly right of way of Marketta Street, a distance of 138.00 feet to a drill hole set on the easterly right of way of 7th Street, said being the southwest corner of Gablot 1 of Charcery Addition;

Thence North GUTGOTOT East, along the easterly right of way of 7th Street and the westerly fine of \$ublot, 1, 2, 3, 4, 8.5 of Charcery Addition, a distance of 24.799 feet to the Place of Beginning containing 1.048 Acres (46, 669 Square Feet) more or less, and subject to all highways and essentiments, as surveyed by Ted R. Clark, Ortio Registered Surveyor No. 6909 on August 16, 2006 for an on behalf of The Orin Group, LLC, under project number 2006/109-1.

The Basis of Bearings of this discorption is South 00'00000' East, along the westerly right of way of 8th Street, and is an assumed hearing. SCALE : 1" = 50' STATE OF THE PARTY On Site Acce of Assigning Situated in the State of Ohio, County of Maskingum, and The City of Zamesrille, being the land conveyed to Coca Cota Bottling Company, Inc., as recorded in Deed Volume 768 Page 141, Volume 578 Page 948, Volume 346 Page 71, Volume 345 Page 351 and Wottma 259 Page 270 of Muskingum County Records, and that part of Markey Alley Volcared by Ordinance 96-65, and that part of Vacated Van Alley by Ordinance 96-65, and Vecated Markey Alley by Ordinance No. 657. and Vicated Van Alley by Ordinance 96-65, and being Lots 1, 2, 3, 4, 5, 12, 13, & 14 of Chancery Addition to the City of Zamesville as recorded in Pad Book Volume 'City Page 109 of Muskingum County Records, and that partico of Vacated Van Alley by Ordinance 80-865 and Vacated in Official Record 1037 Page 483 of Muskingum County Records, and that portion of Vacated Van Alley by Ordinance No. 96-65, and Sublots 9, 10, 8, 1 of Chancery Addition to the City of Zamesville as recorded in Pad Book Volume 'City Page 108 of Muskingum County Records, bousted and described as follows:

Beginning at an iron pin bound at the information of the southerty right of way of the state of 244,00 teet to an Iron pin set on the westerly right of way of 8th Street (distance of 244,00 teet to an Iron pin set on the westerly right of way of 8th Street (50 teet wide), asso being the northwest Corner of Sublot 14 of Chancery Addition;

Thence South 67'4705' West, along the recorderly right of way of 9th Street, a distance of 247.99 feet to an Iron pin set on the northway right of way of Mariette Street (66.5 feet wide), and being the northwest corner of Sublot 11 of Chancery Addition;

Thence South 67'4705' West, along the recorderly right of way of Mariette Street (66.5 feet wide), and being the northwest corner of Sublot 11 of Chancery Addition;

Thence South 67'4705' West, along the recorder of sublot 11 of way of Mariette Harvey Street Public | Right of Way) Steel Fire Povement
— Escape inci W ... Building. 2 - Story.(3.84R 7 Rec 75 ø * Mex. Blog. AL = 25.2 * Brick & Conc. Incl IV Official Record 75% Pp 141 • A s p h a l t 4 100' Rec. • Zeavorille Coca-Cole Bettijng Ga Official Bocord 574, Pg 348 Zanonyillo Coce-Colu Bettiling Ca. Track Y Electric Parking Gote Alloy 16°

(Yozafa (Alloy Br) (6-65) Manley (Vacated Alley Ord 657) **S** " Stm. Sew. D Official Record 344, 75 71 4, 2 - Story Block Building 1625 Square Fee 1625 Han Hat = 163

Asphalit

Anomalon:
Thence South 89"4705" West, along the northwhy right of way of Markuta
Street, a disglance of 244.00 feet to a drill hole set on the eastwhy right of way of 7th
Street (49.5 feet wide), and being the southwest corner of Sublot 1 of Chancary Addition:
Thence North 00*0000* East, along the easterly right of way of 7th Street, a distance of 247.99 feet to the Place of Begitning conteining 1,388 Acres (60, 509 Square Feet) into order, and subject to all highways and easterents, as surveyed by Titld R. Clark, Orion Registered Surveyor No. 6809 on August 16, 2006 for an on behalf of The Orion Group, LLC., under project number 20080109-1.

The Besis' of Bearings of this description is South 00*00000* East, along the westerly right of way of 8th Threet, and is an assumed bearing.

Note: All and prins referred to in these descriptions as being set are 58 inch diameter by 30 inches long steel reber with a yellow plastic cap on the top stamped: CH-8808. The above "Companies" description describes more property than describes more property than describes make the property than describes an effective data of July 24, 2006 80-81-62-07-01-000 80-81-62-07-12-000 APPROVEDINOR CLOSURE

Legal Description cont.

Situated in the State of Ohio, County of Muskingum, and The City of Zanesville, being that land conveyed to Coca Cole Botting Company, Inc., as recorded in Deed Volume 348 Page 141, Volume 578 Page 948, Volume 346 Page 71. Volume 345 Page 351 and Volume 399 Page 270 of Muskingum County Records, and that part of Manley Alley Vacated by Ordinance 98-85, and Vacated Markey Alley by Ordinance 98-85, and Vacated Markey Alley by Ordinance 78-59, and being Lots 1, 2, 3, 4, 5, 12, 13, 8, 14 of Chancery Addition to the City of Zanesville as recorded in Plat Book Volume "O" Page 108 of Muskingum County Records, burnded and described as follows:

Beginning at an iron oin found at the intersection of the southery right of way of Harvey Street (40.5 feet wide.) and easterly right of way of 7th Street (45.5 feet wide.) said iron pile being at the northwest corner of Subtot 5 of Chamcary Addition, thence North 87:4705° East, along the southerly right of way of Harvey Street, a distance of 244,00 feet to an iron pin set on the westerly right of way of 8th Street, a distance of 246,00 feet to an iron pin set on the westerly right of way of 8th Street, a first wide.), also being the numberst corner of Subtot 14 of Chamcary Addition; Thence South 00*00000** West, along the westerly right of way of 8th Street, a distance of 107.99 feet to a point, at the intersection of the westerly right of way of 8th Street, and the dentertime of Veseted Markey Alley by Ordinarca No. 98-85.

Thence South 89*4705** West, along the caraterize of said Vacated Markey Niley, a distance of 108.00 feet to a point the releasestion of Vacated Van Alley by Ordinarca 98-85 and Ordinance 78-59 and Vacated Markey Alley by Ordinarca 98-85 and Ordinance 78-59 and Vacated Markey Alley by Ordinarca

The above description describes the same property as described in militiment File No. 06-128-8HD, bearing an effective date of July 24, 2008.

EXEMPT FROM
PLANNING COMMISSION

Statement of Encroaciments

Subjects door opens and extends over the right of way of Marietta Street a maximum distance of 2.0 feet.

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Pavement

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Marietta Street (56.5' Public Right of Way)