# The Orin Group, LLC.

10 Northwest Avenue, Suite 200,
Tallmadge, Ohio 44278
Phone 330-630-3937 Fax 866-486-2388
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Since 1992

## Legal Description

Existing Sandra J. McClelland Parcel

Situated in the State of Ohio, County of Muskingum, and the City of Zanesville, and being that land conveyed to Sandra J. McClelland as recorded in Official Record 1037 Page 463 of Muskingum County Records, and that portion of Vacated Van Alley by Ordinance No. 95-65, and that portion of Vacated Manley Alley by Ordinance No. 95-65, and Subiots 9, 10, & 11 of Chancery Addition to the City of Zanesville as recorded in Plat Book Volume "Q" Page 106 of Muskingum County Records, bounded and described as follows:

Beginning at an iron pin set at the intersection of the northerly right of way of Marietta Street ( 56.5 feet wide ) and the westerly right of way of 8th Street ( 50 feet wide ), said being the northwest corner of Subiot 11 of Chancery Addition, thence South 89°47'05" West, along the northerly right of way of Marietta Street, a distance of 108.00 feet to a point at the intersection of the centerline of Vacated Van Alley;

Thence North 00°00'00" East, along the centerline of Vacated Van Alley, a distance of 140.00 feet to a point at the intersection of the centerline of Vacated Manley Alley;

Thence North 89°47'05" East, along the centerline of Vacated Manley Alley, a distance of 108.00 feet to a point on the westerly right of way of 8th Street;

Thence South 00°00'00" West, along the westerly right of way of 8th Street and the westerly line of Subiot 11 of Chancery Addition, a distance of 140.00 feet to the Place of Beginning containing 0.349 Acre ( 14,839 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 18, 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

## Surveyor's Certificate

for

**CCBC-Zanesville**

**159 South 8th Street; Zanesville, OH**
**Muskingum County**

To: Coca-Cola Enterprises Inc.; Lawyers Title Insurance Corporation; and The Orin Group, LLC

The undersigned hereby certifies to Coca-Cola Enterprises, Inc. and Lawyers Title Insurance Company as of August 18th, 2006, that this survey was actually made upon the ground, that it and the other information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all visible above ground buildings, visible above ground structures and other visible above ground improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions contained within the title commitment or applicable zoning); that there are no observable easements or rights of way known to the undersigned or appearing from a physical inspection of the same, other than those shown thereon; from visible above ground observations and field locations the underground utilities as shown per the referenced sources are within adjacent public rights of way or recorded easements unless otherwise shown thereon, that other than as shown thereon, there are no visible above ground party walls or visible above ground encroachments upon adjoining premises, streets or alleys by any of said visible above ground buildings, visible above ground structures or other visible above ground improvements; or visible above ground encroachments upon or party walls with the property by any visible above ground building, visible above ground structure or other visible above ground improvements situated upon any adjoining premises; that all streets for access to the property have been completed and dedicated and there is direct access between such streets and the property; that the property comprises 60,509 square feet and is located in a zoning district classification of C-4; that the property lies within a minimal flood hazard area and is within an area designated as Flood Zone X shown on U.S. Department of H.U.D. Flood Insurance Boundary Map No. 390427 0005F, dated 09/05/1990, or special flood hazard map published by the Federal Emergency Management Agency, the property does not lie within any local flood or wetlands area district, and that the street address of the property is 159 S. 8th Street.

This is to certify 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/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 8, 7a, 7b1, 7c, 8, 9, 10, 11a, 11b, 14a, 13, 14, 16, 17, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

10-26-06

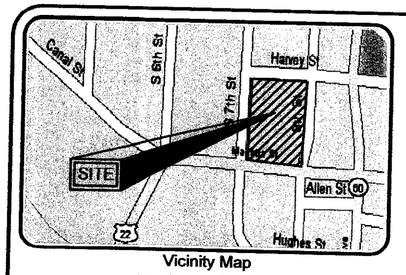
Ted R. Clark
Registered Land Surveyor No. 6809
In the State of Ohio

STATE OF OHIO
TED R. CLARK
6809
REGISTERED
SURVEYOR

Date of Survey: August 18, 2006
Date of Revision: October 13, 2006
Ref: 20060109-1

Survey Performed By:
The Orin Group, LLC
10 Northwest Ave.
Tallmadge, OH 44278

Sheet 1 of 1




Vicinity Map

## Miscellaneous Notes

(MN1) Some features on this plat may be shown out of scale for clarity

(MN2) Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points indicated.

(MN3) The Basis of Bearings of this survey is North 00°00'00" East, along the easterly right of way of 7th Street, and is an assumed bearing.

(MN4) All field measurements matched record dimensions within the precise requirements of ALTA/ACSM specifications unless otherwise noted.

(MN5) The was no posted address of the subject property at the time of this survey.

(MN6) All of the various survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.

(MN7) No evidence of earth moving work, building construction or building additions were observed.

(MN8) Evidence of changes in the right of way lines or recent street or sidewalk construction were observed as shown on the survey.

(MN9) No evidence of the site being used as a solid waste dump, sump or sanitary landfill was observed.

## Note Corresponding to Schedule B

Subject to the conditions and restrictions of the Chancery Addition to the City of Zanesville. This item does affect the subject parcel, but does not contain any plottable information, therefore this item is not plotted or shown.

(A) An Alley vacation as referenced in Volume 1127, Page 850, Muskingum County Official Records. This item does affect the subject parcel and the Vacated Alleys have been plotted and shown hereon.

## Bench Mark

ON SITE BENCH MARK

Elevation = 739.90

## Legend of Symbols & Abbreviations

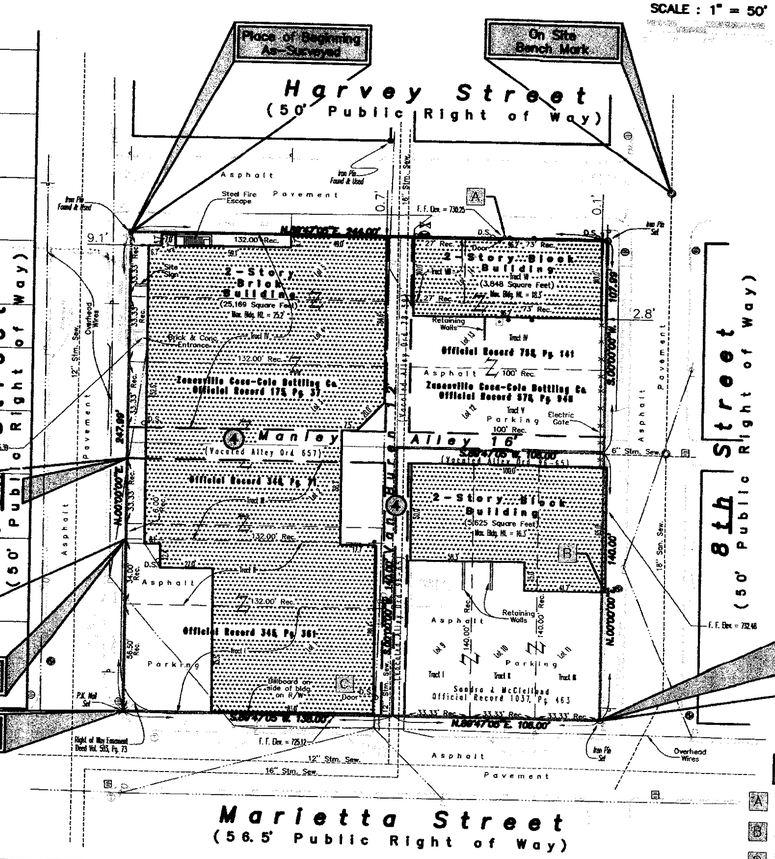
N. North
S. South
E. East
W. West
° Degrees
' Feet or Minutes
" Inches or Seconds
Sq. Square

Ft. Feet
Vol. Volume
Pg. Page
O.R. Official Record
Calc. Calculated
Rec. Record
R/W Right of Way
C/L Centerline

## Current Zoning Information

| | | |
|---|---|---|
| City of Zanesville<br>Nate Strom<br>401 Market Street<br>(740) 455-0646 | | August 17, 2006 |
| C-4<br>Commercial District | | |
| See Note<br>See Note<br>See Note | 30 Feet<br>10 Feet<br>15 Feet | Per zoning, property is a pre-existing non-conforming condition that does not violate current zoning regulations. Setback lines not shown for clarity. |
| None<br>None<br>None | Mins.<br>None<br>None | N/A |
| 0 Feet | None | N/A |
| 1.388 Ac.<br>None<br>N/A | None<br>None<br>N/A | N/A |

SCALE : 1" = 50'




## Area Information

| Coca-Cola Area | McClelland Area |
|---|---|
| 1.048 Acres | 0.340 Acres |
| ( 45,669 Square Feet ) | ( 14,839 Square Feet ) |

Total Area
1.388 Acres
( 60,509 Square Feet )

**FLOOD NOTE:** By graphic plotting only this property is in Zone X of the Flood Insurance Rate Map of the community listed below, which is the current flood insurance rate map for the community as established by the Federal Emergency Management Agency. No field work was performed to verify this information. Unless shown otherwise, all other utilities are located at grade. Community Number: 390427 0005F Suffix: F Date of First Flood Insurance Rate Map: 09/05/1990 Date of Current Flood Insurance Rate Map: 09/05/1990 Date of Current Flood Insurance Rate Map: 09/05/1990 Date of Current