

84-03-01-13
1307 MAPLE AVE

DEED DESCRIPTION

FOR

THE STANDARD OIL COMPANY

Situated in the City of Zanesville, Township of Falls, County of Muskingum, State of Ohio and being 0.345 acres more or less in the Fourth Quarter of Township # 1 North, Range # 8 West of the United States Military Lands Survey and being more particularly described as follows:

Commencing at the intersection of the Zane Grant line and the east line of Range # 8, Thence with the east line of Range # 8 North a distance of 745.00 feet to a point, Thence N 89° 05' W a distance of 195.00 feet to an iron pin set, Thence N 00° W a distance of 171.00 feet to a railroad spike set, the BEGINNING, Thence with the east line of a 20.00 foot alley N 00° W a distance of 93.00 feet to an iron pin set, Thence with the lands of now or formerly Robert K. Sutton as found in Volume 765 Page 336 of the deed records of Muskingum County, Ohio S 89° 05' E a distance of 161.50 feet to an iron pin set, Thence with the lands of now or formerly the City of Zanesville, Ohio and the west line of Maple Avenue S 00° E a distance of 93.00 feet to an iron pin set, Thence with the lands of now or formerly The Standard Oil Company as found in Volume 420 Page 5 of the deed records of Muskingum County, Ohio N 89° 05' W a distance of 161.50 feet to the beginning and containing 0.345 acres more or less and being all the property conveyed to Robert L. Holland as found in Volume 598 Page 103 and Volume 689 Page 255 of the deed records of Muskingum County, Ohio. Also being Aut. # 80-84-03-01-12 and 80-84-03-01-13.

Subject to all easements or leases of public record.

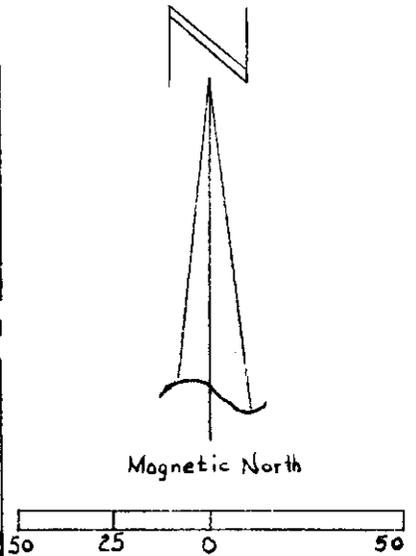
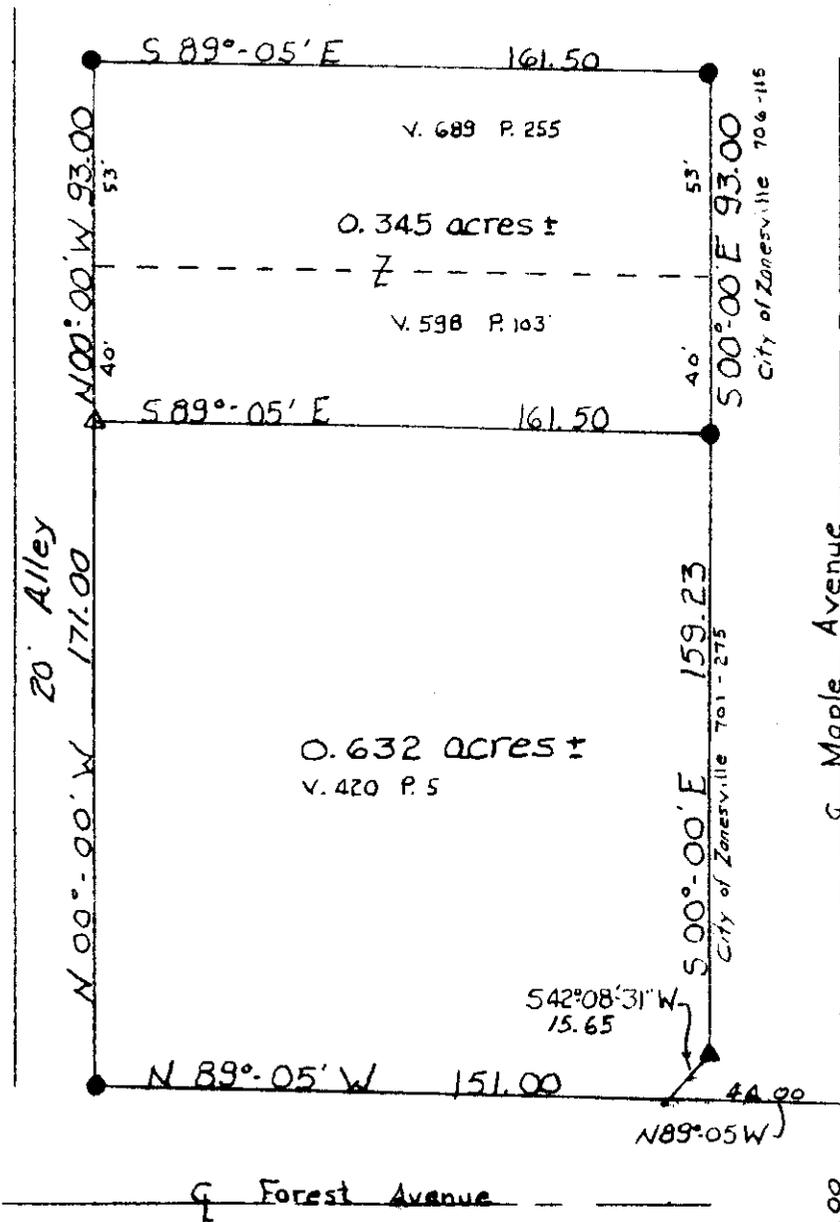
Iron pins set are 5/8 inch rebar 30 inches long, capped SPILKER LS-5862.

Bearings are magnetic and are for angle purposes only.

A survey of the above described property was made by Joseph T. Spilker, Registered Surveyor # S-5862 on February 26, 1986.

Joseph T. Spilker
OFFICE COPY
NOT RECORDABLE

Robert W. & Virginia K. Sutton
V. 765 P. 336



- Legend
- Iron Pin Set
 - △ Railroad Spike Set
 - ▲ P.K. Nail Set

Survey Plot of 0.977 acres:
 The Standard Oil Company
 4th Qtr. Twp. 1 north, Range 8 west
 City of Zanesville
 Falls Twp. Muskingum Co. Ohio

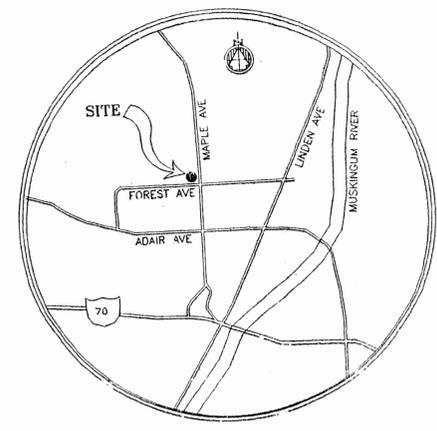
Ref.: Vol. 420 Page 5
 Vol. 589 Page 103
 Vol. 689 Page 255

Date: February 26, 1986

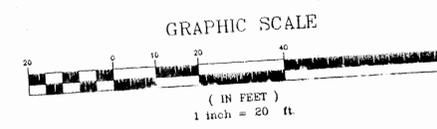
Surveled by
 Joseph T. Spilker
 Registered Surveyor # 5-5000

**OFFICE COPY
 NOT RECORDABLE**

745.00
 North
 Intersection Zone Grant Line
 & East Line Range 8



SITE MAP
NOT TO SCALE

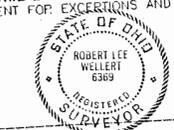


WARNING

UNDERGROUND CONDUITS IN AREA
CONTACT UTILITIES PROTECTION SERVICE
PRIOR TO ANY EXCAVATION, DEMOLITION
OR CONSTRUCTION.....1-800-362-2744

CERTIFICATION

TO: BP OIL & EXPLORATION, ITS SUCCESSORS OR ASSIGNS, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP 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 1997, AND INCLUDES ITEMS 2, 3, 4, 6, 7A, 7(B-1), 8, 10, 11, 13, 14, AND 16 OF SAID THEROF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY.
TITLE COMMITMENT CASE NUMBER 54179233 (EFFECTIVE DATE: AUGUST 26, 1998) PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY IS SOURCE DOCUMENT FOR EXERCISES AND EASEMENTS.

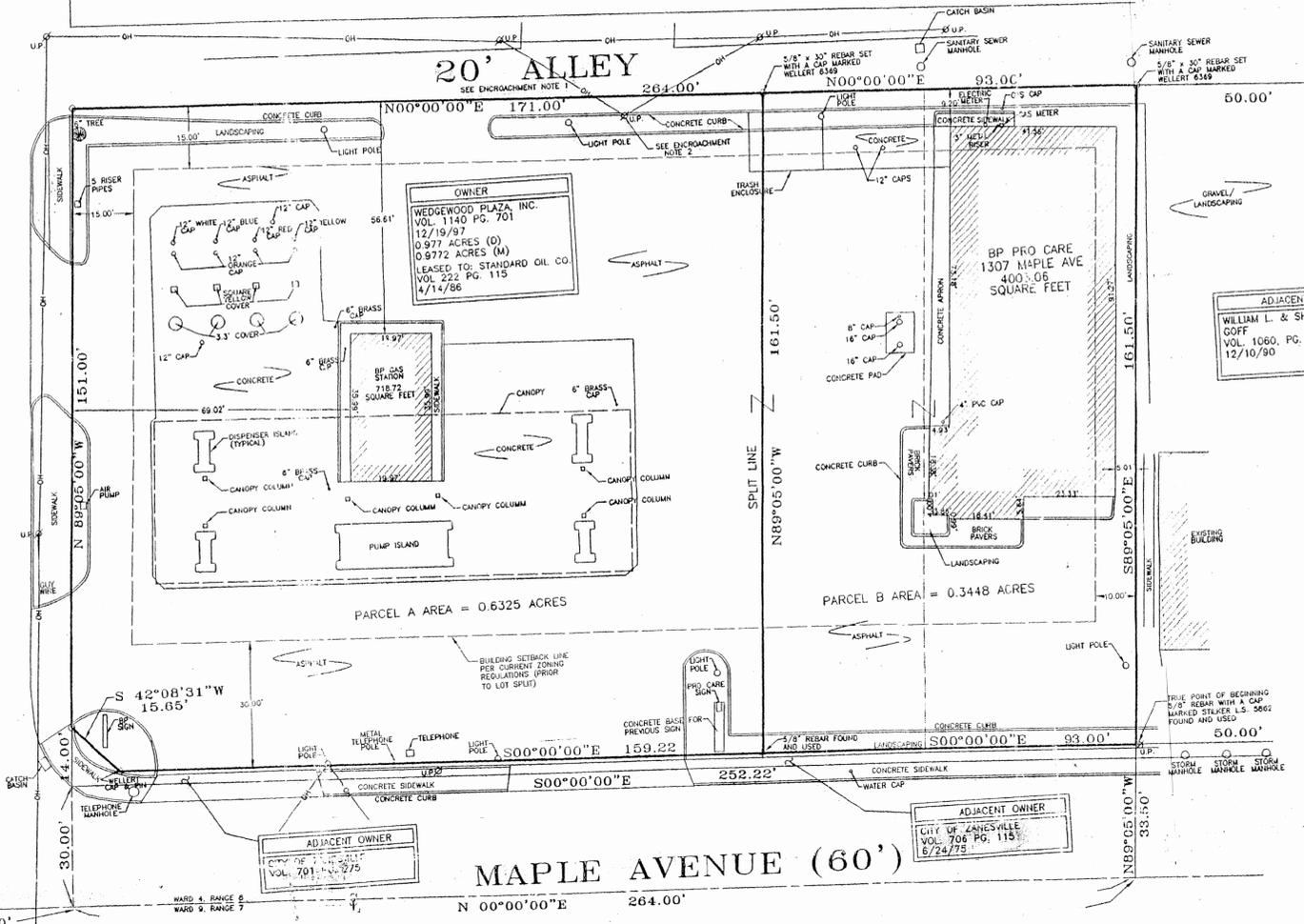


1/15/99
DATE
Robert L. Wellert
ROBERT L. WELBERT, REGISTERED SURVEYOR, STATE OF OHIO NO. 6369

NOTES

- UTILITY SOURCES:
UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND DATA REQUESTED FROM OHIO UTILITY PROTECTION SERVICES (OUPS). ADDITIONAL RESEARCH REGARDING UTILITIES WAS NOT INCLUDED AS PART OF THIS SURVEY.
- BEARING BASIS:
THE BASIS OF BEARINGS IS THE EAST LINE OF THE SUBJECT PARCEL BEARING NORTH 0°00'00" EAST BETWEEN MONUMENTS FOUND PER DEED VOLUME 1140 PAGE 701.
- FLOOD ZONE:
THE SITE IS IN FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, PER FEMA MAP 380427 0005F, EFFECTIVE DATE 5/5/90.
- EASEMENTS:
INGRESS/EGRESS EASEMENTS, UTILITY EASEMENTS, TRASH ENCLOSURE EASEMENT AND SIGNAGE EASEMENTS MAY BE NECESSARY WITH PROPOSED SEPARATION OF PARCELS A AND B.

FOREST AVENUE (60')



DESCRIPTION

Parcel B
Situating in the City of Zanesville, County of Muskingum, and State of Ohio, Being a part of the Fourth Quarter of Township 1 North, Range 8 West of the United States Military Land Survey, Being part of a 0.977 acre parcel of land owned by B.P. Exploration and Oil Inc., as recorded 12/19/97 in Deed Volume 1140 page 701 of Muskingum County Records and being more fully described as follows:
Beginning at the intersection of the Zone Grant Line and the east line of Range 8;
Thence North 0°00'00" East 1009.00 feet along the east line of Range 8 and the centerline of Maple Avenue (60') to a point;
Thence North 89°05'00" West 33.50 feet to a 5/8 x 30 inch rebar found and the TRUE POINT OF BEGINNING;
Thence South 0°00'00" East 93.00 feet along the west line of a parcel of land owned by the City of Zanesville as recorded 6/24/75 in Deed Volume 706 page 115 to a 5/8 inch rebar found;
Thence North 89°05'00" West 161.50 feet to a 5/8 x 30 inch rebar set with a cap marked Wellert 6369;
Thence North 00°00'00" East 93.00 feet along the east line of a 20 feet alley to a 5/8 x 30 inch rebar set with a cap marked Wellert 6369;
Thence South 89°05'00" East 161.50 feet along the south line of a parcel of land owned by William L. and Sheila L. Goff as recorded 12/10/90 in Deed Volume 1060 Page 384, to a 5/8 inch rebar set with a cap marked Stitler L.S. 5862 found and the TRUE POINT OF BEGINNING, containing 0.3448 acres but subject to all legal highways, easements and covenants of legal record as surveyed by Robert L. Wellert Registered Surveyor No. 6369.

Parcel A
Situating in the City of Zanesville, County of Muskingum, and State of Ohio, Being a part of the Fourth Quarter of Township 1 North, Range 8 West of the United States Military Land Survey, Being part of a 0.977 acre parcel of land owned by B.P. Exploration and Oil Inc., as recorded 12/19/97 in Deed Volume 1140 page 701 of Muskingum County Records and being more fully described as follows:
Beginning at the intersection of the Zone Grant Line and the east line of Range 8;
Thence North 0°00'00" East 745.00 feet along the east line of Range 8 and the centerline of Maple Avenue (60') to a point;
Thence North 89°05'00" West 44.00 feet to a 5/8 x 30 inch rebar set with a cap marked Wellert 6369 set and the TRUE POINT OF BEGINNING;
Thence North 89°05'00" West 151.00 feet along the north line of Forest Avenue (60 feet) to a 5/8 x 30 inch rebar set with a cap marked Wellert 6369;
Thence North 00°00'00" East 171.00 feet along the east line of a 20 feet alley to a 5/8 x 30 inch rebar set with a cap marked Wellert 6369;
Thence South 89°05'00" East 161.50 feet to a 5/8 inch rebar found;
Thence South 0°00'00" East 159.22 feet along the west line of a parcel of land owned by the City of Zanesville as recorded in Deed Volume 701 page 275 to a 5/8 inch rebar found;
Thence South 42°08'31" West 15.65 feet to the TRUE POINT OF BEGINNING, containing 0.6325 acres but subject to all legal highways, easements and covenants of legal record as surveyed by Robert L. Wellert Registered Surveyor No. 6369.

Combined Parcels A & B
Situating in the City of Zanesville, County of Muskingum, and State of Ohio, Being a part of the Fourth Quarter of Township 1 North, Range 8 West of the United States Military Land Survey, Being part of a 0.977 acre parcel of land owned by B.P. Exploration and Oil Inc., as recorded 12/19/97 in Deed Volume 1140 page 701 of Muskingum County Records and being more fully described as follows:
Beginning at the intersection of the Zone Grant Line and the east line of Range 8;
Thence North 0°00'00" East 1009.00 feet along the east line of Range 8 and the centerline of Maple Avenue (60') to a point;
Thence North 89°05'00" West 33.50 feet to a 5/8 x 30 inch rebar found and the TRUE POINT OF BEGINNING;
Thence South 0°00'00" East 252.22 feet along the west line of a parcel of land owned by the City of Zanesville as recorded 6/24/75 in Deed Volume 706 page 115 and Deed Volume 701 page 275 to a 5/8 inch rebar found;
Thence South 42°08'31" West 15.65 feet to a 5/8 x 30 inch rebar set with a cap marked Wellert 6369;
Thence North 89°05'00" West 151.00 feet along the north line of Forest Avenue (60 feet) to a 5/8 x 30 inch rebar set with a cap marked Wellert 6369;
Thence North 00°00'00" East 264.00 feet along the east line of a 20 feet alley to a 5/8 x 30 inch rebar set with a cap marked Wellert 6369;
Thence South 89°05'00" East 161.50 feet along the south line of a parcel of land owned by William L. and Sheila L. Goff as recorded 12/10/90 in Deed Volume 1060 Page 384, to a 5/8 inch rebar set with a cap marked Stitler L.S. 5862 found and the TRUE POINT OF BEGINNING, containing 0.9773 acres but subject to all legal highways, easements and covenants of legal record as surveyed by Robert L. Wellert Registered Surveyor No. 6369.

LEGEND

- OVERHEAD LINES — OH — OH
- 5/8" x 30" REBAR SET WITH A CAP MARKED WELLERT 6369
- MONUMENT FOUND AS NOTED
- R/W RIGHT OF WAY — U.P. 3/4" UTILITY POLE
- PROPERTY LINE — O — MANHOLE

ZONING

THE PARCEL CURRENTLY HAS A COMMERCIAL C-4 ZONING. THE SETBACKS REQUIRED BY THIS ZONING ARE AS FOLLOWS:
FRONT YARD ALONG MAPLE — 30'.
REAR YARD ALONG ALLEY — 15'.
SIDE YARD TO THE SOUTH ALONG FOREST — 15'.
SIDE YARD TO THE NORTH — 10'.
ADJACENT ZONING TO THE NORTH IS ALSO C-4 ZONING.

AREA

COMBINED PARCELS A PLUS B
AREA = 0.9773 ACRES
PARCEL A AREA = 0.3448 ACRES
PARCEL B AREA = 0.6325 ACRES

ENCROACHMENTS

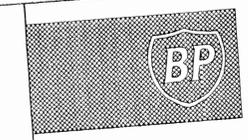
1. THE 20' ALLEY ALONG THE WESTERLY PROPERTY LINE ENROACHES ONTO THE PARCEL.
2. POSSIBLE ENROACHMENT OF UTILITY POLE AND OVERHEAD LINES ALONG WEST PROPERTY LINE.

EASEMENTS

SCHEDULE "B" ITEM #	GRANTEE	DESCRIPTION	RECORDED IN ...	ENCUMBRANCE
2-9	ROBERT L. & CLAUDINE R. HOLLAND	RESERVATIONS, CONDITIONS & RESTRICTIONS	VOL 598, P 103 9/8/71	BUILDING SETBACK AND HEIGHT RESTRICTIONS (NOT PLOTTABLE)
2-10	LELIA M. URBAN	EASEMENT AND RIGHT OF WAY	VOL 323, P 19 5/1/46	FORMER EASEMENT DOES NOT AFFECT PARCEL
2-11	CLARA E. CASSEL	RIGHT OF WAY	VOL 313, P 579	CONVEYS RIGHT OF WAY OVER FOREST AVE., MAPLE AVE., AND 20 FOOT ALLEY
2-12	CITY OF ZANESVILLE	HIGHWAY TAKE	VOL 706, P 115 6/27/75	3.5' ALONG THE EAST SIDE OF THE NORTH 93 FEET OF THE SUBJECT PARCEL
NOT LISTED	CITY OF ZANESVILLE	HIGHWAY TAKE	VOL 701, P 275	3.5' ALONG THE EAST SIDE OF THE SOUTH 264 FEET OF THE SUBJECT PARCEL

ALTA/ACSM Land Title Survey
BP EXPLORATION & OIL COMPANY

FOREST AVE. & MAPLE AVE.
ZANESVILLE, OHIO
1307 MAPLE AVE
DWG. NO: 34-095-01138 FILE NAME: 01138
DATE: 11/18/98 SCALE: 1" = 20' DRAWN BY: E.A.W. CHECKED BY: K.A.L.



BP Exploration & Oil Company
Pipelines, Terminals & Retail Marketing
4440 Warrensville Center Road, Warrensville Heights, Ohio 44128
SURVEY CIVIL

PRELIMINARY
FINAL SURVEY
SHEET NO. 1 of 1

80-84-03-01-12 (.3448 ac)
80-84-03-01-13
80-84-03-01-11 (.6325 ac)
ALL 3 DESCRIPTIONS

WELBERT CORPORATION
ENGINEERS - SURVEYORS
5136 BEACH ROAD
MEDINA, OHIO 44256
(330) 239-2699