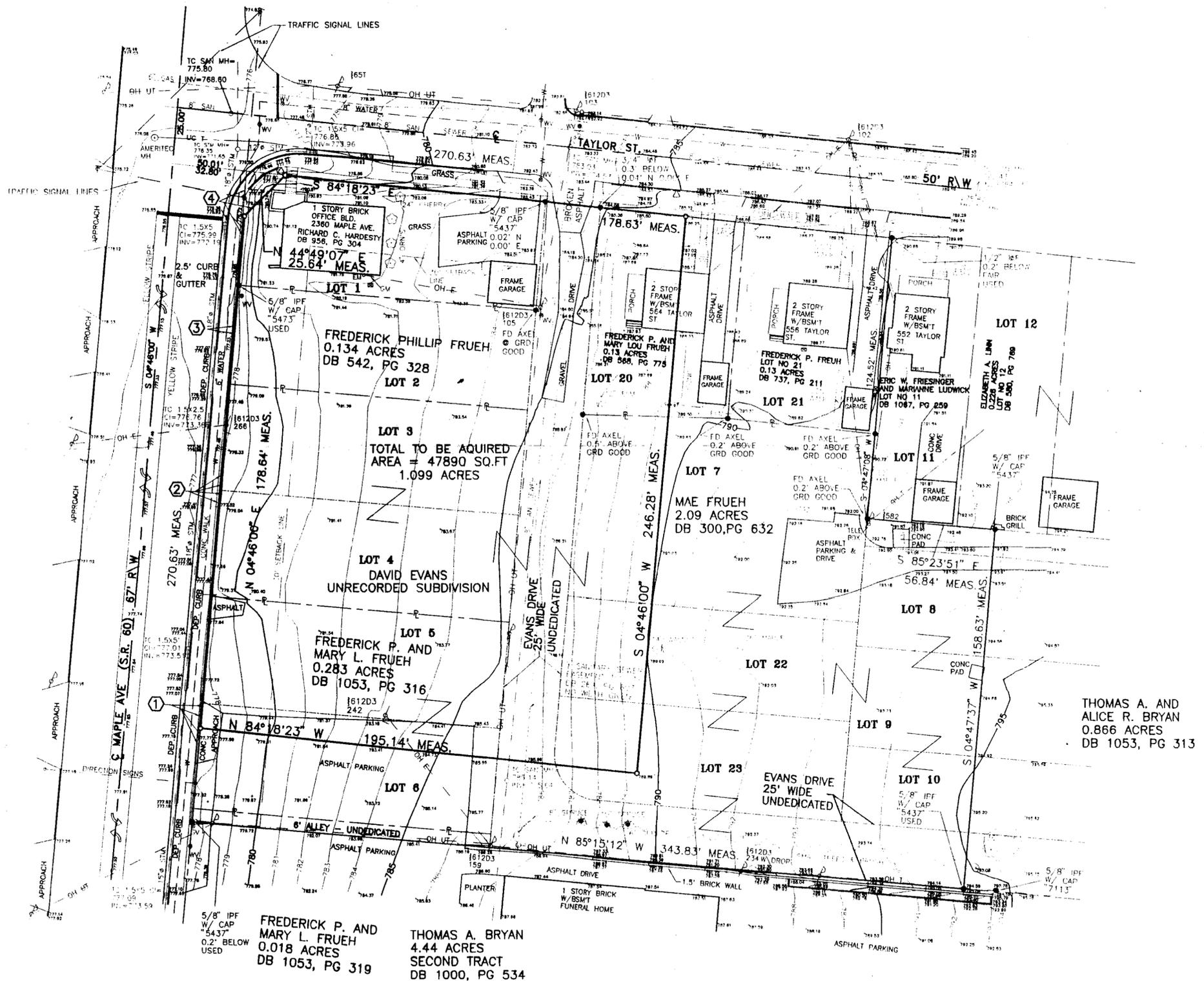


# SURVEY OF 1.099 ACRES FOR RITE AID OF OHIO IN ZANESVILLE, OH

NEED PARCEL #S  
+ how much from each



SITUATED in the State of Ohio, County of Muskingum, City of Zanesville, being a part of Lot 11 in Boyd's Subdivision, Deed Book (DB) K, pg. 308, and being part of Lots One, Two, Three, Four, Five, Six, Seven, 20, 22, and 23, and part of Evans Drive (25 feet wide) of David Evans unrecorded subdivision, Muskingum County Recorders Office;

TO FIND the place of beginning, COMMENCE at the intersection of the centerlines of Maple Ave. (State Route 60, width variable) and Taylor St. (50 feet wide);

THENCE South 4 degrees 46 minutes 00 seconds West, a distance of 25.00 feet, along the centerline of the said Maple Ave. to a point;

THENCE South 84 degrees 18 minutes 23 seconds East, a distance of 50.01 feet, along the south line of Taylor St. extended, passing the northwest corner of the said Lot One and of a 215 square foot (sq. ft.) tract conveyed to the State of Ohio in DB 567, pg. 279 at 32/80 feet, to a set iron pin, being the northeast corner of the said 215 sq. ft. tract, for the TRUE PLACE OF BEGINNING;

THENCE South 84 degrees 18 minutes 23 seconds East, a distance of 178.64 feet, along the north line of the said Lot One, Evans Dr., and Lot 20, and the south line of Taylor St., to a set iron pin;

THENCE South 4 degrees 46 minutes 00 seconds West, a distance of 246.28 feet, crossing the said Lots 20, seven, 22, and 23, to a set iron pin;

THENCE North 84 degrees 18 minutes 23 seconds West, a distance of 195.14 feet, crossing the said Lot 23, Evans Dr., and Lot Six, to a set iron pin in the east line of a 76 sq. ft. tract conveyed to the State of Ohio in DB 566, pg. 1006, being the east line of the Maple Ave. and 33.5 feet from the centerline of Maple Ave.;

THENCE North 4 degrees 46 minutes 00 seconds East, a distance of 226.38 feet, crossing the said Lots Six, Five, Four, Three, Two, and One, along the east lines of the said 76 sq. ft. tract, a 86 sq. ft. tract conveyed to the State of Ohio in DB 566, pg. 763, a 43 sq. ft. tract conveyed to the State of Ohio in DB 566, pg. 656, and the said 215 sq. ft. tract, and the new east line of Maple Ave., to a set iron pin, being a corner of the said 215 sq. ft. tract and 33.5 feet from the centerline of Maple Ave.;

THENCE North 44 degrees 49 minutes 07 seconds East, a distance of 25.64 feet, crossing the said Lot One, along a line of the said 215 sq. ft. tract, to the TRUE PLACE OF BEGINNING containing 47890 square feet or 1.099 acres, according to a survey by Paul K. Moore and Associates in April of 1996;

The Basis of Bearings for this survey is the centerline of Maple Ave. as being North 4 degrees 46 minutes 00 seconds East, according to the right of way plans prepared in 1968 for the Ohio Dept. of Transportation, titled MUS-60-18.49.

This survey does not constitute a title search by Paul K. Moore and Associates. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from title commitment number 96-53, prepared by Lawyers Title Agency of Muskingum County, Inc., dated April 15, 1996. The following comments correspond to the items numbered in the above-referenced commitment.

**Schedule B - Section II**

Item No.	Comment
9.	Easement granted to Ohio Power Co. in DB 552, pg. 425 may apply, but is not plotted, covers one pole only
10.	Sewer Easement to the City in DB 269, pg. 603 applies and the centerline is plotted, no width given
11.	Easement granted to Ohio Power Co. in DB 511, pg. 641 may apply and is a blanket easement

Right of Way takes by the State of Ohio denoted thus on plat (1)

(1) recorded in DB 566, pg 1006  
 (2) recorded in DB 566, pg 763  
 (3) recorded in DB 566, pg 656  
 (4) recorded in DB 566, pg 279

**NOTES:**  
 ACCORDING TO FIRM CITY OF ZANESVILLE, OHIO MUSKINGUM COUNTY, COMMUNITY-PANEL NUMBER 390427 0005 F, DATED SEPTEMBER 5, 1990, THE PROPERTY SHOWN HEREON LIES IN ZONE X, AREAS OF MINIMAL FLOODING.

THE PROPERTY IS ZONED C 4 HIGHWAY COMMERCIAL. SETBACKS BY ZONING CODE FRONT-30' SIDE-25' IF BOARDERING ON RESIDENTIAL 10' IF BOARDERING ON BUSINESS REAR-30' IF BOARDERING ON RESIDENTIAL, 15' IF BOARDERING ON BUSINESS. FLOOR AREA RATIO IS 1.

**UTILITY COMPANIES:**  
 WATER & SEWER 401 MARKET ST. ZANESVILLE, OH. 43701-3571  
 TELEPHONE AMERITECH 2403 LINDEN AVE. ZANESVILLE, OH. 43701  
 ELECTRIC AEP/OHIO POWER 1900 LICKING RD. ZANESVILLE, OH. 43071  
 GAS COLUMBIA GAS OF OHIO CONTACT THRU OUPS

I HEREBY CERTIFY TO RITE AID OF OHIO, INC., THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES ON THE GROUND; THAT THE SAME SHOWS THE LOCATION OF THE BOUNDARIES, AND ALL IMPROVEMENTS THEREON; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE AS SHOWN; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON SUBJECT PREMISES, NOR FROM SUBJECT PREMISES UNLESS SHOWN HEREON; AND THAT ANY EASEMENTS APPARENT FROM A VISUAL INSPECTION ARE DELINEATED HEREON.

**OFFICE COPY NOT RECORDABLE**  
 PAUL K. MOORE REG. SURV. 5883 DATE

The locations of underground utilities as shown hereon are based on above-ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, the Ohio Utility Protection Service should be contacted for verification of utility type and for field locations.

2 WORKING DAYS BEFORE YOU DIG  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

**PAUL K. MOORE**  
 © 1996 PAUL K. MOORE  
 6515 EAST REYNOLDS

SCALE	1" = 30'
DATE	4-23-96
DRAWN	JWW CK'D RJW
AP'VD	PKM
TITLE	SURVEY OF 1.099 ACRES CITY OF ZANESVILLE