GENERAL NOTES

1. SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF FALL, BEING PART OF THE FORTH QUARTER(4), OF TOWNSHIP ONE(1), RANGE EIGHT(6), UNITED STATES MILITARY LAND.

2. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY (PARCEL 'A') APPEARS TO LIE ENTIRELY IN ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR MUSKINGUM COUNTY UNINCORPORATED AREAS, COMMUNITY PANEL NO. 39119C0285G, EFFECTIVE DATE JULY 6, 2010.

3. THE BASIS OF BEARING, DERIVED FROM ODOT VRS NETWORK, OHIO SOUTH NAVD88(2011), BEING THE CENTERLINE OF NEWARK ROAD (S.R.146), IS SOUTH 40° 56' 08" EAST.

4. THE CURRENT OCCUPANTS OF THE BUILDING WERE UNABLE TO CONFIRM NOR DENY THE USE OF THE SEPTIC SYSTEM OBSERVED ON THE PROPERTY OR THE LOCATION OF SANITARY LINES BEING USED. THE CURRENT OCCUPANTS STATED THAT THEY THOUGHT THERE WAS NO WELL AND THAT THEY WERE ON CITY WATER. NO WATER WELL WAS OBSERVED AT THE TIME OF SURVEY.

5. THE ZONING OF PARCEL 'A' TO CHANGE FROM INDUSTRIAL ZONE TO COMMERCIAL ZONE WAS APPROVED BY THE FALLS TOWNSHIP TRUSTEES JANUARY 13, 2022.

6. THE RESIDUAL ACREAGE OF 17-79-02-10-000 WILL NOT BE CONVEYED AS A SEPARATE BUILDING SITE OR INDEPENDENT PARCEL UNLESS PROPER APPROVALS ARE RECEIVED FROM MUSKINGUM COUNTY PLANNING COMMISSION.
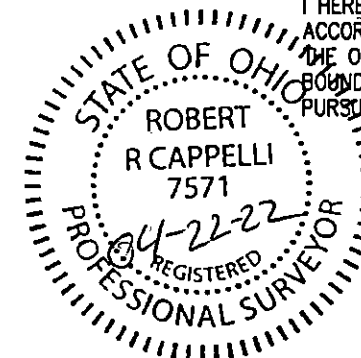
STRUCTURE w/ CLOSEST DISTANCE TO NEW BOUNDARY LINE:

1. 1-STORY BLOCK STRUCTURE — 41.4'

ZONING INFORMATION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO WHICH WAS FILED PURSUANT TO CHAPTER 118 OF THE OHIO REVISED CODE.

STATE OF OHIO
ROBERT R CAPPELLI
7571
04-22-22
REGISTERED PROFESSIONAL SURVEYOR

OFFICE COPY
NOT RECORDABLE
ROBERT R. CAPPELLI JR. PLS#7571

MINOR LOT SPLIT - CZ COMPANY

CZ COMPANY
1150 NEWARK ROAD
FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO

Surveyed	JC/MB/BK
Drawn	WvY
Reviewed	rrC
Scale	1"=60'
Project No.	2101884
Date	04/05/2022
CAD File	SB210188401

SB-1

No. 3 of 3

XREF (s): ; XY210188401 ; XI210188401