

SITE INFORMATION

NIP FTY 148 LLC
1845 CHANDLERSVILLE ROAD, ZANESVILLE, OHIO 43701
PART OF APN: 73-03-07-48-000 & 73-03-07-45-000
184.974 ACRES (FEET: ON 2.02% ACRES)

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREIN DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN OLD
REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER 1483-2024.
DATED: DECEMBER 11, 2024 AT 7:59 A.M.

SCHEDULE A DESCRIPTION

The Land referred to herein below is situated in the County of Muskingum, State of Ohio and is described as follows:

DESCRIPTION OF 2.504 ACRES COMBINED PARCEL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MUSKINGUM, STATE OF OHIO AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WAYNE, BEING A PART OF OUTLOT "A" OF SANDY RIDGE SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 54 AND A PART OF SECTION 4 IN TOWNSHIP 12, RANGE 13, CURRENT OWNER BEING BART FIDELY ENTERPRISES LLC PER DEED VOLUME 1180, PLAT 387 BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH REBAR MARKING THE NORTHWEST CORNER OF SAID OUTLOT "A";

THENCE S72°19'17"E A DISTANCE OF 1.541 TO A FOUND 1/2 INCH REBAR MARKING THE SOUTHWEST CORNER OF A 3.06 ACRE PARCEL, CONVEYED TO CLINTON OIL COMPANY BY DEED RECORDED IN DEED BOOK 862, PAGE 197;

THENCE ALONG THE SOUTH LINE OF SAID CLINTON OIL COMPANY S81°23'37"E A DISTANCE OF 238.40 TO A POINT LOCATED N21°12'00"W A DISTANCE OF 0.837 FROM A FOUND 3/8" REBAR WITH CAP INSCRIBED "YLS 5451";

THENCE DEPARTING SAID SOUTH LINE S00°47'19"W A DISTANCE OF 232.64 TO A SET 5/8" REBAR WITH CAP INSCRIBED "BRUNNER OH PS 8541" AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY;

THENCE S80°12'07"E A DISTANCE OF 107.77 TO A SET 5/8" REBAR WITH CAP INSCRIBED "BRUNNER OH PS 8541";

THENCE N47°42'56"E A DISTANCE OF 160.41 TO A SET 5/8" REBAR WITH CAP INSCRIBED "BRUNNER OH PS 8541";

THENCE S52°48'07"W A DISTANCE OF 271.18 TO A FOUND 1/2" REBAR AND CONTINUING FOR A TOTAL DISTANCE OF 421.81 TO A SET MAGNAN & DISK INSCRIBED "BRUNNER OH PS 8541" LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHANDLERSVILLE ROAD (A NO PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE NORTHERLY LINE THEREOF THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N09°07'09"W A DISTANCE OF 279.30 TO A SET MAGNAN & DISK INSCRIBED "BRUNNER OH PS 8541";

2. N04°40'10"W A DISTANCE OF 78.35 TO A SET MAGNAN & DISK INSCRIBED "BRUNNER OH PS 8541";

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE N69°16'15"E A DISTANCE OF 45.37 TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "YLS 5451" AND CONTINUING FOR A TOTAL DISTANCE OF 291.17 TO A FOUND 1/2" REBAR;

THENCE N09°07'09"W A DISTANCE OF 86.87 TO THE POINT OF BEGINNING, CONTAINING 108.974 SQUARE FEET OR 2.504 ACRES, MORE OR LESS (PART OF APN: 73-03-07-45-000 BEING 1,303 SQUARE FEET OR 0.03 ACRES MORE OR LESS, PART OF APN: 73-03-07-48-000 BEING 108.485 SQUARE FEET OR 0.44 ACRES MORE OR LESS); THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WEST LINE OF THE SUBJECT PROPERTY, THE BEARING IS DETERMINED AS S87°17'19"W PER GPS COGNATE OBSERVATIONS OHIO STATE PLANE, SOUTH ZONE 18N83;

ALL IRON PINS SET ARE 5/8"X30" REBAR WITH CAP STAMPED "BRUNNER OH PS 8541";

THIS ABOVE DESCRIPTION WAS WRITTEN UNDER THE DIRECT SUPERVISION OF JEROME D. BRUNNER, PROFESSIONAL SURVEYOR NO. 8541 OF B.J.W. & ASSOCIATES P.A. AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON JUNE 27, 2024.

Part of APN: 73-03-07-48-000 and 73-03-07-45-000

ALTA/NSPS LAND TITLE SURVEY

1845 CHANDLERSVILLE ROAD

LOCATED IN: SECTION 4, TOWNSHIP 12 NORTH, RANGE 13 WEST
AND PART OF OUTLOT "A" OF SANDY RIDGE SUBDIVISION

RECORDED IN PLAT BOOK 7, PAGE 54

ZANESVILLE, MUSKINGUM COUNTY, OHIO 43701

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADJUSTMENTS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE ITEM 11, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A GEMMIFEROUS, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS JULY 9, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF CHANDLERSVILLE ROAD AND RICHARDS ROAD, WHICH IS APPROXIMATELY 750' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO CHANDLERSVILLE ROAD, BEING AN OBSERVED PUBLIC RIGHT-OF-WAY.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED OHIO ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B EXEMPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL MONUMENTS IN RELATION THEREOF. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT AFFECTS THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE IMPROBABILITY OF LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM MUSKINGUM COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE ITEM 16, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT PROVIDED TO OR DOCUMENTS OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THIS SURVEY MAKES NO CLAIMS REGARDING OWNERSHIP AND/OR RIGHTS OF POSSESSION.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD83) IN US SURVEY FEET CONTAINING APPROXIMATE 1 FOOT INTERVALS.
- A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BUELL & ASSOCIATES ON JUNE 27, 2024.

PARKING INFORMATION

NO OBSERVED STRIPPED PARKING AT THE TIME OF ALTA/NSPS SURVEY

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WEST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DETERMINED AS S02°47'19"W PER GPS COGNATE OBSERVATIONS OHIO STATE PLANE, SOUTH ZONE 18N83.
LATITUDE = 39°04'48.2"
LONGITUDE = -81°18'46.48"
CONVERGENCE ANGLE = 30°19'41.229"

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 7817030303, WHICH BEARS AN EFFECTIVE DATE OF 10/20/15 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL, ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, PUL AND OHIO 811 GAS UTILITY LOCATE REQUEST, BUELL AND ASSOCIATES MARKED UTILITIES IN ACCORDANCE TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: A41770284.

COMPANY:
COLUMBIA GAS OF OHIO
THE ENERGY GROUP
MUSKINGUM UTILITY SEWER
ZANESVILLE WATER

CONTACT:
800-344-4817
800-253-8813
740-452-2744
800-201-6673

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:

ITEM	RECORDED	OBSERVED
PERMITTED USE		WAREHOUSE
MIN. SETBACKS FRONT		162' F
MIN. SETBACKS SIDE		79' F
MIN. SETBACKS REAR		72' F
MAX. BUILDING HEIGHT		77' F
MIN. LOT AREA		108,874 SQ. FT. ±
MIN. LOT WIDTH		940' 0"
MAX. BLDG COVERAGE		12.87%
PARKING REGULAR		0
PARKING HANDICAP		0
PARKING TOTAL		0

TABLED BY: JMB/MSJ

SURVEYOR'S CERTIFICATE

TO: FTY 148 LLC, A PERMANENTLY LIMITED LIABILITY COMPANY, MATTHEW F. ENTERPRISES, LLC, A LIMITED LIABILITY COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6A, 6B, 7B, 7C, 8, 9, 10, 11A, 11B, 13, 14, 15, 17, AND 19 OF TABLE D (UNDEVELOP). THE FIELD WORK WAS COMPLETED ON 7/9/2024.

JEROME D. BRUNNER
PROFESSIONAL SURVEYOR NO. 8541
THIS STATEMENT IS THE SURVEYOR'S AFFIDAVIT OF SIGNATURE OR PLAT
BRUNNER
PS 8541
REGISTERED PROFESSIONAL SURVEYOR

Surveyor's Engineering & Environmental
3825 W. OHIO ST. ZANESVILLE, OH 43701
PHONE: 740-452-2744 FAX: 479-562-1081
OFFICE: 479-562-1081 FAX: 479-562-1081
WWW.BJWENGINEERING.COM

NOTES CORRESPONDING TO SCHEDULE B

- ALL MATTERS SET FORTH IN EASEMENT DATED FEBRUARY 13TH AND RECORDED FEBRUARY 24, 2004 AT BOOK VOL 1461 AND PAGE 890, AFFECTS: PLOTTED AS SHOWN
- ALL MATTERS SET FORTH IN EASEMENT DATED NOVEMBER 8TH, 1998 AND RECORDED NOVEMBER 8TH, 1998 AT BOOK VOL 1148 AND PAGE 808, AFFECTS: PLOTTED AS SHOWN
- ALL MATTERS IN PLAT BOOK 7, PAGE 54, AFFECTS: CONTAINS NO PLOTTABLE EASEMENT ITEMS
- ALL MATTERS SET FORTH IN WATER AND/OR SANITARY SEWER EASEMENT AND RIGHT-OF-WAY AGREEMENT DATED DECEMBER 9, 2024 AND RECORDED ON DECEMBER 11, 2024 AT BOOK VOL LAMP 3247 AND PAGE 57, AFFECTS: PLOTTED AS SHOWN

DESCRIPTION
APPROVED

By: *[Signature]*

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

OFFICE COPY
NOT RECORDABLE

2/11/25

DATE	REVISION HISTORY	BY
07/19/2024	UPDATE ADJOINER INFORMATION	JMB
01/03/2025	TITLE UPDATE	SH
01/20/2025	TITLE UPDATE	CKLS
	SURVEY TOP-OF-ROOF NUMBER	24-5882
	SURVEY REVIEWED BY:	JMC
	SURVEY DRAIN BY:	TL 7/10/2024
	SHEET	1 OF 2