

SITE INFORMATION

NF PTY 140 LLC
1845 CHANDLERSVILLE ROAD, ZANESVILLE, OHIO 43701
PART OF APN: 73-03-07-48-000 & 73-03-07-45-000
10.304 ACRES, 10.304 ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER 1405-2024, 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 2.524 ACRES COMBINED PARCELS

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 MAYNE, 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, COURSE 1, OWNER BEING MATTHEW ENTERPRISES LLC PER DEED VOL. 1180, PAGE 397 BOUNDARY AND DESCRIBED AS FOLLOWS:

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

THENCE S22°19'15"E A DISTANCE OF 1.54' 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 162, PAGE 197;

THENCE ALONG THE SOUTH LINE OF SAID CLINTON OIL COMPANY S87°23'57"E A DISTANCE OF 208.47' TO A POINT LOCATED N21°17'19"W A DISTANCE OF 43.93' FROM A FOUND 3/8" REBAR, WITH CAP INSCRIBED "TLS 5451";

THENCE DEPARTING SAID SOUTH LINE S03°47'19"W A DISTANCE OF 210.64' 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 S88°12'41"E A DISTANCE OF 101.72' TO A SET 5/8" REBAR WITH CAP INSCRIBED "BRUNNER OH PS 8541";

THENCE N47°40'54"E A DISTANCE OF 76.41' TO A SET 5/8" REBAR WITH CAP INSCRIBED "BRUNNER OH PS 8541";

THENCE S02°48'42"W A DISTANCE OF 271.18' TO A FOUND 1/2" REBAR AND CONTINUING FOR A TOTAL DISTANCE OF 431.81' TO A SET MAG-NAIL & DISK INSCRIBED "BRUNNER OH PS 8541" LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHANDLERSVILLE ROAD (A 40' PUBLIC RIGHT-OF-WAY);

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

1. N78°06'15"W A DISTANCE OF 229.30' TO A SET MAG-NAIL & DISK INSCRIBED "BRUNNER OH PS 8541";

2. N74°40'11"W A DISTANCE OF 78.95' TO A SET MAG-NAIL & DISK INSCRIBED "BRUNNER OH PS 8541";

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, N09°47'05"E A DISTANCE OF 45.37' TO A FOUND 5/8" REBAR WITH CAP INSCRIBED "TLS 5451" AND CONTINUING FOR A TOTAL DISTANCE OF 391.19' TO A FOUND 1/2" REBAR;

THENCE N02°48'05"E A DISTANCE OF 86.89' TO THE POINT OF BEGINNING, CONTAINING 109.874 SQUARE FEET OR 2.524 ACRES, MORE OR LESS (PART OF APN: 73-03-07-45-000 BEING 2,500 SQUARE FEET OR .057 ACRES MORE OR LESS; PART OF APN: 73-03-07-48-000 BEING 106,869 SQUARE FEET OR 2.441 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 DEDUCTED AS S03°47'19"W PER GPS COORDINATE OBSERVATIONS, OHIO STATE PLANE, SOUTH ZONE, NAD83;

ALL BROWN PINS SET ARE 5/8"X3/4" 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 BLW & ASSOCIATES P.A. AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON JUNE 21, 2024.

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

ALTA/NSPS LAND TITLE SURVEY

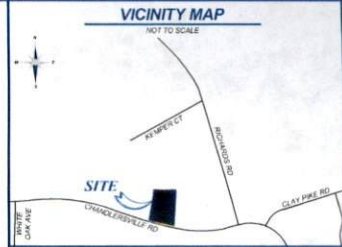
1845 CHANDLERSVILLE ROAD

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



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 A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, 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 GEMEFERTY ISOLATED GRAVE SITE OR BURIAL GROUND.
- 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 CHANDLERSVILLE ROAD IS APPROXIMATELY 730' FROM THE SOUTHWEST 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 EXCEPTS IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS 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 ENFORCEABILITY 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 A ITEM 18, 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 POSTING USING USER SERVICE (OPUS) FOR POST PROCESSING. VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAV83) IN US FEET. FEET. CONTOURS SHOWN ARE 1' FOOT INTERVALS.
- A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLW & ASSOCIATES ON JUNE 21, 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 DEDUCTED AS S03°47'19"W PER GPS COORDINATE OBSERVATIONS, OHIO STATE PLANE, SOUTH ZONE, NAD83.
LATITUDE = 39°56'44.482"
LONGITUDE = -81°36'48.884"
CONVERGENCE ANGLE = -10°19'41.320"

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3819030303, 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 DETECTED 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 LEVEE 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, PLS, AND OHIO 811 DIG UTILITY LOCATE REQUEST, BELOW AND ASSOCIATES, WERE MADE NO LATER THAN THE DATE OF THE SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED 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: J41170284

COMPANY	CONTACT
COLUMBIA GAS OF OHIO	800-341-8871
THE ENERGY COOP	800-255-6815
MUSKINGUM COUNTY SEWER	740-852-2744
ZANESVILLE WATER	605-207-6673

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:		
UNOFFICIAL ZONING REPORT		
ITEM	REQUIRED	OBSERVED
PERMITTED USE	WAREHOUSE	
MIN. SETBACKS FRONT	162' F	
MIN. SETBACKS SIDE	75' F	
MIN. SETBACKS REAR	75' F	
MAX. BUILDING HEIGHT	11' 2' A	
MIN. LOT AREA	109,874 SQ. FT. A	
MIN. LOT WIDTH	647' 99"	
MAX. BLDG COVERAGE	12.8%	
PARKING REGULAR	0	
PARKING HANDICAP	0	
PARKING TOTAL	0	
TABLES IN COMPLIANCE		

SURVEYOR'S CERTIFICATE

TO: PTY 140 LLC, A PERIODICALLY LIMITED LIABILITY COMPANY, MATTHEW 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 2024 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.1, 4.1, 5.1, 6.1, 7.1, 8.1, 9.1, 10.1, 11.1, 12.1, 13.1, 14.1, 15.1, AND 16.1 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/20/24.

JEROME D. BRUNNER
PROFESSIONAL SURVEYOR NO. 8541
DATE OF SURVEY: 10/20/24
DATE OF SIGNATURE OR PLAT: 10/20/24
PS 8541

Engineer, Environmental
3425 10TH ST. ZANESVILLE, OH 43701
EMAIL: JBR@JBR-PAVING.COM
PHONE: 419-551-1000 FAX: 419-552-1083
WWW.JBR-PAVING.COM

DATE	REVISION HISTORY	BY	SURVEYOR OR NUMBER	SURVEY DRAWN BY
07/19/2024	UPDATE ADDITION INFORMATION	BLW	24-0663	7/10/2024
01/03/2025	TITLE UPDATE	BLW		
01/20/2025	TITLE UPDATE	CKLS		
SURVEY REVIEWED BY:		JMC		SHEET: 1 OF 2

NOTES CORRESPONDING TO SCHEDULE B

- ALL MATTERS SET FORTH IN EASEMENT DATED FEBRUARY 13TH AND RECORDED FEBRUARY 26, 2001 AT BOOK VOL. 1161 AND PAGE 890, (APPLICABLE, AS SHOWN)
- ALL MATTERS SET FORTH IN EASEMENT DATED NOVEMBER 5TH, 1998 AND RECORDED NOVEMBER 8TH, 1998 AT BOOK VOL. 1149 AND PAGE 888, (APPLICABLE, AS SHOWN)
- ALL MATTERS IN PLAT BOOK 1, PAGE 54, (APPLICABLE, 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. 1240 AND PAGE 17, (APPLICABLE, 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