

Donald E. & Paula M. Jenkins
to
Gerald M. & Alice M. Grubb
4/25/89

Situated in the State of Ohio, County of Muskingum, City of Zanesville,
part of Lot 98 of Town plat of Putnam.

Commencing at the Southeast corner of Lot 98 on the North Line of Van Buren Street and the West line of a 16.50 foot alley; thence West along the North line of Van Buren Street and South line of Lot 98 South $90^{\circ} 00'$ West 43.00 feet to an iron pin set, the place of beginning; thence leaving the South line of Lot 98 North $0^{\circ} 00'$ East 57.00 feet to an iron pin set; thence North $90^{\circ} 00'$ East 43.00 feet to an iron pin set on the West line of a 16.50 foot alley; thence along the West line of said alley North $0^{\circ} 00'$ East 9.00 feet to an iron pin set; thence leaving said alley South $90^{\circ} 00'$ West 47.00 feet to an iron pin set; thence South $0^{\circ} 00'$ West 66.00 feet to an iron pin set on the North line of Van Buren Street; thence along the North line of Van Buren Street and South line of Lot 98 North $90^{\circ} 00'$ East 4.00 feet to the place of beginning, containing 0.015 acres more or less.

Bearings are based on the South line of Lot 98 bearing North $90^{\circ} 00'$ East.

Being a part of Auditor's Parcel Number 80-81-03-01-11-000.

Part of Deed Vol. 902, Page 341.

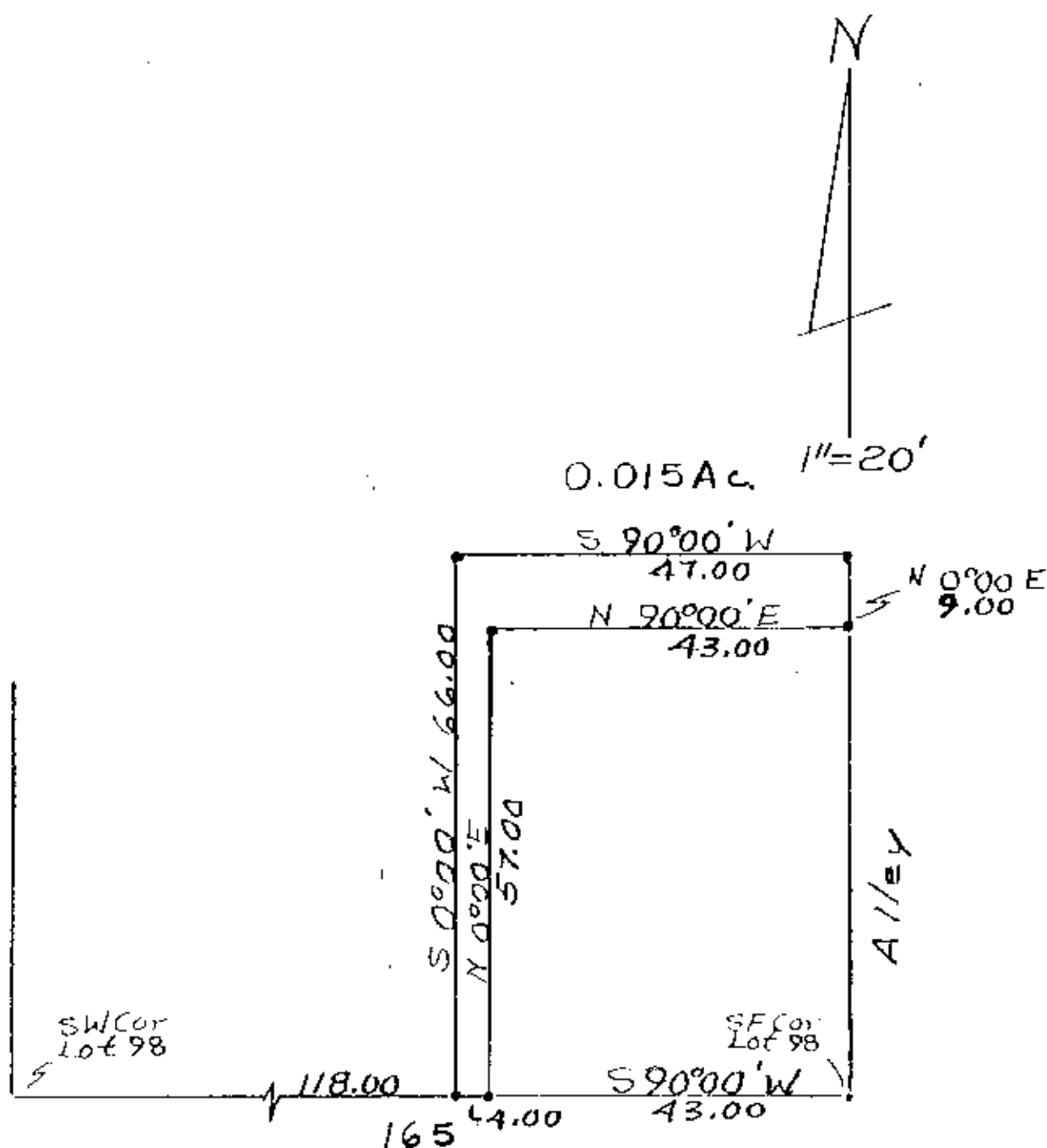
Survey & Description By:

**OFFICE COPY
NOT RECORDABLE**
Registered Surveyor No. 5410

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J L Tamm
4-28-89

Moxala Ave 66'



Van Buren St 66'

• Iron Pins

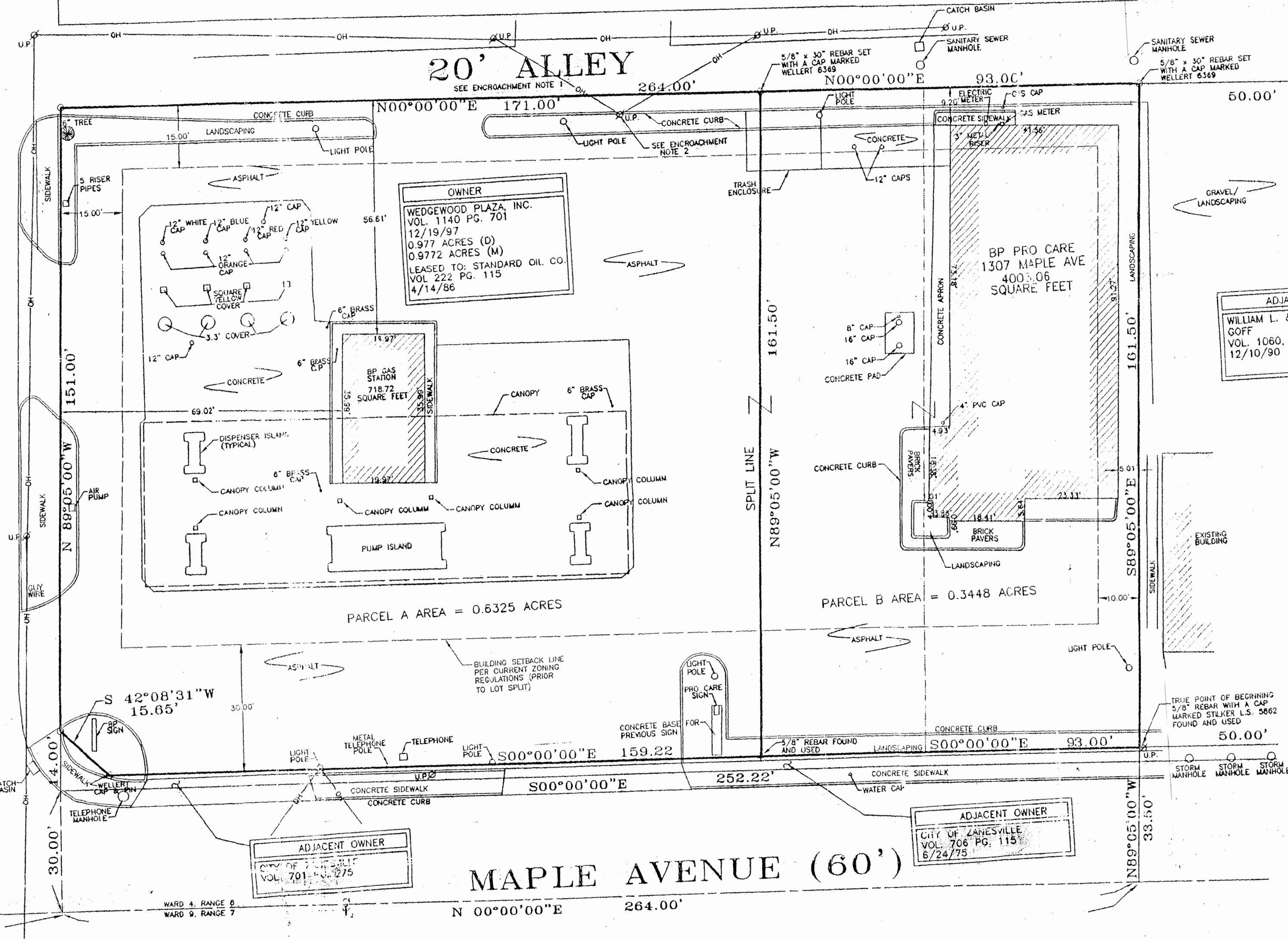
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NOT RECORDABLE**

Gerald M + Alice M Grubb From
Donald E + Paula M. Jenkins
Deed Vol 971, Page 197 Part
Of Parcel No. 80-81-03-01-11-000
Part Of Lot 98 Of Town Of Putnam
4/25/89 By RLD Daniels
Reg. Surveyor No. 5410
Moskington County, City
Of Zanesville.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nambke
4-28-89

FOREST AVENUE (60')



ENCROACHMENTS

- THE 20' ALLEY ALONG THE WESTERLY PROPERTY LINE ENDOACHES ONTO THE PARCEL.
- POSSIBLE ENDOACHMENT 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

LEGEND

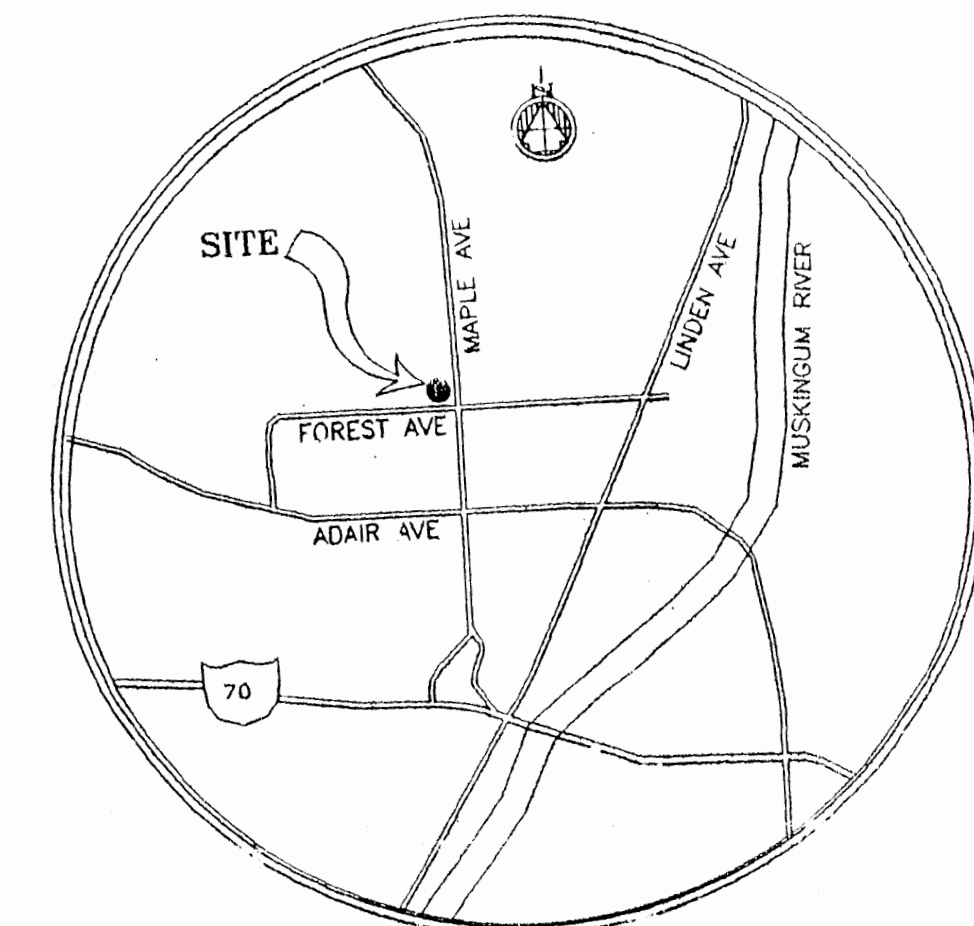
- OVERHEAD LINES — OH — OH
- 5/8" x 30" REBAR SET WITH A CAP MARKED WELLERT 6369
- MONUMENT FOUND AS NOTED
- R/W RIGHT OF WAY
- PROPERTY LINE
- UTILITY POLE
- MANHOLE

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

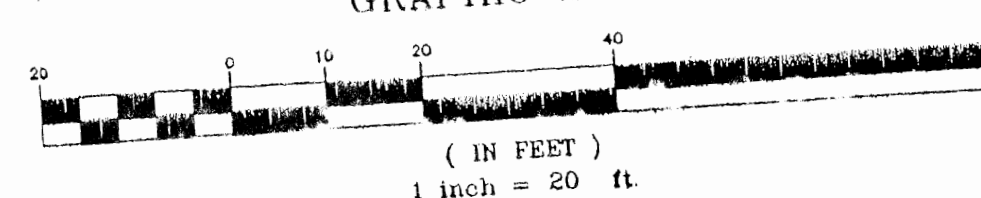
COMBINED PARCELS A PLUS B
AREA = 0.9773 ACRES
PARCEL A AREA = 0.3448 ACRES
PARCEL B AREA = 0.6325 ACRES



SITE MAP

NOT TO SCALE

GRAPHIC SCALE



WARNING

UNDERGROUND CONDUITS IN AREA
CONTACT UTILITIES PROTECTION SERVICE
PRIOR TO ANY EXCAVATION, DEMOLITION
OR CONSTRUCTION. 1-800-362-2754

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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 16 OF TABLE A THEREOF, 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 EXCEPTIONS AND EASEMENTS.

1/15/99
DATE

ROBERT L. WELLERT, 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 390427 0005F, EFFECTIVE DATE 9/5/90.

EASEMENTS:

INGRESS/EGRESS EASEMENTS, UTILITY EASEMENTS, TRASH ENCLOSURE EASEMENT AND SIGNAGE EASEMENTS MAY BE NECESSARY WITH PROPOSED SEPARATION OF PARCELS A AND B.

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 State 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 0°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. & Sheila L. Coff as recorded 12/10/90 in Deed Volume 1060 Page 384, to a 5/8 inch rebar set with a cap marked Stiker 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 State 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 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 0°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.

RECORDED FOR ALTA/ACSM
9-17-99
ALC 3 DESCRIPTIONS

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

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

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

SURVEY
1 of 1

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
DRAWN BY: E.A.W. CHECKED BY: K.A.L.

DATE: 11/18/98 SCALE: 1" = 20'
CURRENT REVISION NOTE

DATE: DRWN: CHKD: