

# ALTA/ACSM LAND TITLE SURVEY FOR MUNSON ROAD PROPERTIES, LLC.

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 3  
PP#S 07-00-003-102-049 & 07-00-003-102-048

### PROPERTY DATA

**PARCEL 1**  
OWNER: OSBORNE CO. LTD.  
ADDRESS: "REAR LAND" COOK ROAD  
NORTH RIDGEVILLE, OHIO 44039  
P.P. NO. 0700003102049  
AREA: 0.1500 ACRES (6,534 SQ. FT.)

**PARCEL 2**  
OWNER: OSBORNE CO. LTD.  
ADDRESS: 32435 COOK ROAD  
NORTH RIDGEVILLE, OHIO 44039  
P.P. NO. 0700003102048  
AREA: 1.3753 ACRES (59,908 SQ. FT.)

**Flood Insurance Rate Map Information:**  
Subject property is located in Zone "X", Other Areas determined to be outside of the 0.2% annual chance floodplain, as shown by FIRM No. 39035C0138E, effective date of December 3, 2010.

**UTILITY NOTE:**  
WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRE, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

THE FOLLOWING COMPANIES HAVE RESPONDED TO OUR INITIAL OUPS REQUESTS BY EITHER PROVIDING PLANS, LETTERS OR PHONE CALLS: DOMINION EAST OHIO (EOA), THE CLEVELAND WATER DEPT (CWD), THE ILLUMINATING CO (CEI), WINDSTREAM OHIO (ALAP), COLUMBIA GAS OF OHIO-LORAIN (PIF), CITY OF NORTH RIDGEVILLE (NRD) & OHIO EDISON-LAKE ERIE (OED)

THE FOLLOWING COMPANIES WERE LISTED AS AFFECTED MEMBERS BY TO DATE HAVE NOT RESPONDED: TIME WARNER CABLE-NW OHIO (WNOP), AT&T OHIO (OBF), WIDE OPEN WEST (AMM), AVON LAKE REGIONAL WATER (AVLSAN), AVON LAKE REGIONAL WATER-SANITARY (AVLW), COLUMBIA GAS OF OH-MEDINA/MIDL (CGS), COLUMBIA GAS TRANSMISSION (CTCP), CUYAHOGA COUNTY OF PUBLIC WORKS (CUYP), ODOT 3 TRAFFIC-DISTRICT 3 (ODT3) & FRONTIER COM-FORMERLY VERIZON (GTO)

IF WE ARE PROVIDED ADDITIONAL INFORMATION BY OTHER UTILITY COMPANIES AFTER THE DATE OF THIS SUBMITTAL, OUR OFFICE WILL SEND REVISIONS TO THE SURVEY.

TITLE COMMITMENT NOTES REFERENCED THE TITLE INSURANCE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 16117481.

Schedule B-Section II, Item 10: Subject property is subject to the easement granted to the Ohio Edison Company, described and recorded in Volume 772, Page 141 of Lorain County Records (DOT HATCH)

Schedule B-Section II, Item 12: Subject property is subject to the ingress/egress easements granted to the subject property, described and recorded in Volume 941, Page 147 of Lorain County Records. (LOCATION LABELED PER DEED LEGAL DESCRIPTION)

Schedule B-Section II, Item 14: Adjacent property is subject to the ingress/egress easements granted to the subject property, described and recorded in Volume 952, Page 800-802 of Lorain County Records. (STRIPED HATCHED)

Schedule B-Section II, Item 15: Adjacent property is subject to the ingress/egress easements granted to the subject property, described and recorded in Volume 1009, Page 406-408 of Lorain County Records. (CROSS HATCH)

Schedule B-Section II, Item 17: Subject property is encumbered by the Declaration of Restrictions to Run with the Land as recorded in File No. 2016-0574081 of Lorain County Records

### LEGAL DESCRIPTIONS

**PARCEL NO. 1 (PP# 07-00-003-102-049)**  
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO; AND BEING KNOWN AS PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 3, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF LORAIN ROAD (FORMERLY KNOWN AS BUTTERNUT RIDGE ROAD), ALSO KNOWN AS STATE ROUTE 10 AT ITS INTERSECTION WITH THE NORTHERLY LINE OF ORIGINAL LOT NO. 3; THENCE SOUTH 85°59'00" EAST ALONG THE NORTHERLY LINE OF ORIGINAL LOT NO. 3, AND THE CENTERLINE OF COOK ROAD, A DISTANCE OF 275.08 FEET TO A POINT; THENCE SOUTH 04°01'00" WEST, A DISTANCE OF 185.00 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING; THENCE CONTINUING SOUTH 04°01'00" WEST, A DISTANCE OF 85.77 FEET TO A POINT; THENCE SOUTH 85°59'00" EAST, A DISTANCE OF 71.00 FEET TO A POINT; THENCE 04°01'00" EAST, A DISTANCE OF 85.77 FEET TO A POINT; THENCE NORTH 85°59'00" WEST, A DISTANCE OF 71.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING; CONTAINING WITHIN SAID BOUNDS 0.1500 ACRES TO BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS

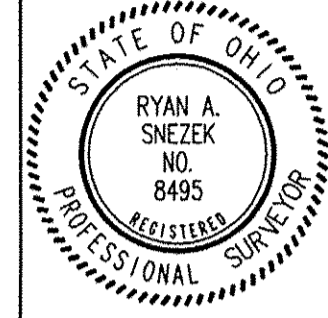
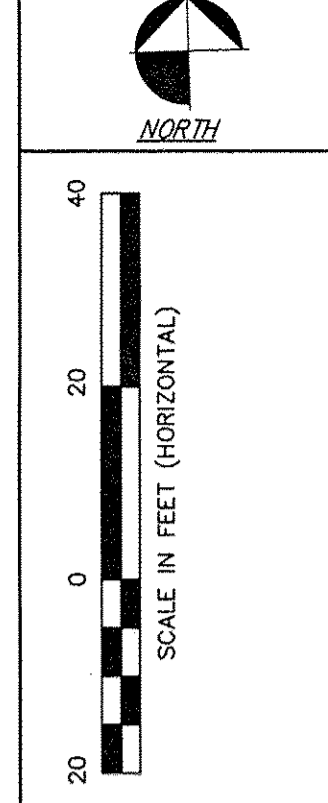
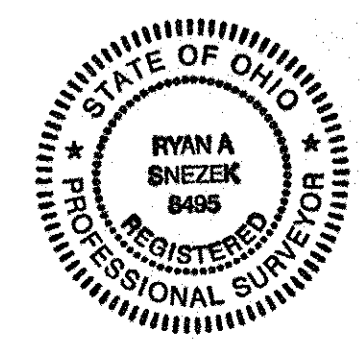
**PARCEL NO. 2 (PP# 07-00-003-102-048)**  
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 3, AND HERE DEFINITELY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF LORAIN ROAD (FORMERLY KNOWN AS BUTTERNUT RIDGE ROAD, ALSO KNOWN AS STATE ROUTE 10, WITH THE ORIGINAL CENTERLINE OF COOK ROAD, THENCE SOUTH 85°59'00" EAST ALONG THE ORIGINAL CENTERLINE OF COOK ROAD, WHICH IS ALSO THE NORTHERLY LINE OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 3, A DISTANCE OF 51.08 FEET TO THE PRINCIPAL PLACE OF BEGINNING; THENCE CONTINUING SOUTH 85°59'00" EAST ALONG THE ORIGINAL CENTERLINE OF COOK ROAD A DISTANCE OF 224.00 FEET TO A POINT; THENCE SOUTH 04°01'00" WEST, A DISTANCE OF 270.77 FEET TO A POINT; THENCE NORTH 85°59'00" WEST, A DISTANCE OF 224.00 FEET TO A POINT; THENCE NORTH 04°01'00" EAST, A DISTANCE OF 79.77 FEET TO A POINT; THENCE NORTH 45°43'30" EAST, A DISTANCE OF 38.00 FEET TO A POINT; THENCE NORTH 40°35'30" WEST, A DISTANCE OF 36.00 FEET TO A POINT; THENCE NORTH 04°01'00" EAST, A DISTANCE OF 137.00 FEET TO A POINT ON THE ORIGINAL CENTERLINE OF COOK ROAD AND THE PRINCIPAL PLACE OF BEGINNING; ENCLOSING A PARCEL CONTAINING 1.3753 ACRES OF LAND, BEING THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

LEGEND OF SYMBOLS:	
Storm Manhole	Gas Meter
Sanitary Manhole	Cleanout
Catch Basins	AC Condensor Unit
Telephone Manhole	Light Pole
Fire Hydrant	Guy Wire
Water Valve	Utility Pole
Hydrant Shut Off Valve	Yard Light
Water Meter	
Water Standpipe	
Sprinkler Valve	
Centerline	
Right-of-Way	
Gas Line	
Water Line	
Telephone Line	
Storm Sewer	
Sanitary Sewer	
Sanitary Sewer	

APPROVED  
LORAIN CO.  
MAP DEPT.  
12/15/16  
7-00-003  
T. SULLIVAN  
16-03568-X  
Scan # 48984

**CERTIFICATION:**  
To MUNSON ROAD PROPERTIES, LLC. and each of their respective successors and assigns:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(b)(2), 8, 11 (as to utilities surface matters only) and 14 of Table "A" thereof. The field work was completed on October 5, 2016.

Date of Plat: November 29, 2016  
Ryan A. Snezek  
Ohio Registered Surveyor No. 8495



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

STEPHEN HOVANCSEK & ASSOCIATES, INC.  
CONSULTING ENGINEERS AND PLANNERS  
TWO MERIT DRIVE  
RICHMOND HEIGHTS, OHIO 44143  
PH: (216) 731-6255 FAX: (216) 731-4463

ALTA/ACSM LAND TITLE SURVEY  
FOR  
MUNSON ROAD PROPERTIES, LLC.

DATE: 10-18-16  
JOB No. 16-180  
1 OF 1