LEGAL DESCRIPTION

Situated in the State of Ohio, County of Lorain, City of Amherst, being part of Original Amherst Township Lot (O.L.) No. 19 and being all of that land (21.30 acres, Parcel 1 and 2.24 acres, Parcel2), as described in an Affidavit of Successor Trustee, Jane R. Cobos, of record in Instrument Number 2009-0289225 and Instrument Number 2008-0240340, all references herein being to the records of the Recorder's Office, Lorain County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at an iron pin found in a monument box at the northwesterly corner of said O.L 19, being also a common corner to O.L 1, O.L 2 and O.L. 20 and being at the intersection of North Lake Street (formerly Oak Point Road) at station 53+50.38 and (Original) Cooper Foster Park Road; thence South 0°58'51" West, along the centerline of North Lake Street, a distance of 805.35 feet to a Mag Nail set at the southwesterly corner of that 1.23-acre tract of land (Parcel 39-WL) as described in a deed to the State of Ohio, of record in Deed Volume 900, Page 81 at station 45+45.00 (North Lake Street) and 454.98 feet left of station 309+52.37 (LOR-254, now Ohio Route 2) and being also the northwesterly corner of said 21.30-acre tract (Parcel 1), the TRUE PLACE OF BEGINNING;

Thence along the southerly limited access right-of-way line of Ohio Route 2 the following courses:

1. North 79°54'10" East, a distance of 353.49 feet to a ⅝-inch rebar found at an angle point;
2. North 62°14'01" East, a distance of 454.11 feet to a ⅝-inch rebar found at an angle point;
3. North 86°42'04" East, a distance of 529.45 feet to a 1-inch pipe found capped "KELSER7871" at an angle point;
4. North 89°13'04" East, a distance of 139.93 feet to a 1-inch pipe found capped "KELSER7871" at the northwesterly corner of that 10.74-acre tract as described in a deed to City of Amherst, of record in Official Record 110, Page 527;

Thence South 1°58'29" West, along the westerly line of said 10.74-acre tract, a distance of 153.22 feet to a 1-inch pipe found at the southeasterly corner of said 2.24-acre tract (Parcel 2);

Thence South 1°46'25" West, continuing along said westerly line and the westerly line of that 11.627-acre tract as described in a deed to the City of Amherst, of record in Deed Volume 1017, Page 926, a distance of 750.40 feet to a 1-inch pipe found with an unreadable cap at the northeasterly corner of that 16.1122-acre tract as described in a deed to the City of Amherst (Beaver Creek Reservation Park), of record in Official Record 1016, Page 719;

Thence North 89°16'02" West, along the northerly line of said 16.1122-acre tract, a distance of 1399.86 feet, to a point in the centerline of North Lake Street, the westerly line of O.L. 19 and witnessed by an iron pin set 30.00 feet east in the right-of-way line;

Thence North 0°58'51" East, along said centerline and said westerly line, a distance of 245.09 feet to the southwesterly corner of that 0.6692-acre tract (Parcel Two), as described in a deed to American Legion Elmer Johnson Post 118, of record in Instrument Number 2001-741820;

Thence South 89°03'25" East, along the southerly line of said 0.6692-acre tract, passing a 1-inch pipe found in the easterly right-of-way line of North Lake Street at a distance of 49.14 feet, a total distance of 264.89 feet to a 1-inch pipe found at the southeasterly corner of same;

Thence North 0°56'39" East, along the easterly line of said 0.6692-acre tract and the easterly line of that 0.9591-acre tract (Parcel One) of the referenced deed, a distance of 288.58 feet to a 1-inch pipe fount at the northeasterly corner of said 0.9591-acre tract;

Thence South 62°14'01" West, along the northerly line of said 0.9591-acre tract, a distance of 46.84 feet to a 1-inch pipe found at an angle point;

Thence North 89°38'27" West, continuing along said northerly line, a distance of 223.65 feet to a Mag Nail set in the centerline of North Lake Street, the westerly line of O.L. 19;

Thence North 0°58'51" East, along said centerline, a distance of 70.56 feet to the TRUE PLACE OF BEGINNING and containing 23.586 acres of land, of which 0.353 acre are within North Lake Street right-of-way and 2.169 acres are within the Utilities Complex right-of-way, 21.194 acres in parcel number 05-00-019-000-046 and 2.392 acres in parcel number 05-00-019-000-064.

Bearings herein are based on GPS observations of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by IBI Group, based on information obtained from actual field survey performed August 2020.

A[illegible]ED
LO[illegible] CO.
M[illegible]EPT
DATE 1-26-21
MAP 5-00-019
P. 8, MAINES
#21-04242
05-00-019-000-071

TITLE NOTES

Easements shown hereon are per the Title Commitment provided by First American Title Insurance Company, dated August 5, 2020 Commitment No. NCS 1016833-CLE. Application of Items from Schedule B Section II of said commitment are as follows:

Item 11) Easement from John Deuschle to The Ohio Telephone & Telegraph Company of record in Volume 311, Page 553 and Instrument No. 280892 of Lorain County Records.
DOES NOT APPLY TO SUBJECT PROPERTY.

Item 12) Easement from John W. Deuschle and Rose L. Deuschle to Amherst Township Trustees of Lorain County, Ohio record March 30, 1950 in/as Volume 484, Page 548 of Lorain County Records.
DOES NOT APPLY TO SUBJECT PROPERTY.

Item 13) Agreement recorded March 30, 1950, in/as Volume 484, Page 550 of Lorain County Records.
DOES NOT APPLY TO SUBJECT PROPERTY.

Item 14) Agreement recorded March 30, 1950, in/as Volume 484, Page 551 of Lorain County Records.
DOES NOT APPLY TO SUBJECT PROPERTY.

Item 15) Right of Way and easement to the Ohio Telephone and Telegraph Company record in/as Volume 491, Page 357 of Lorain County Record and assigned in Volume 1246, Page 95.
DO NOT APPLY TO SUBJECT PROPERTY.

Item 16) Easement from Rose L. Deuschle to George and Marjorie Small recorded February 15, 1965 in/as Volume 903, Page 12.
DOES NOT APPLY TO SUBJECT PROPERTY.

Item 17) Easement disclosed by document recorded February 16, 1967 in/as Volume 940, Page 510.
DO APPLY TO SUBJECT PROPERTY AND ARE PLOTTED.

Item 18) Easement from Rose L. Deuschle to the City of Amherst recorded December 13, 1976 in/as Volume 1164, Page 131 of Lorain County Records.
DOES NOT APPLY TO SUBJECT PROPERTY.

BENCH MARKS

ELEVATION ESTABLISHED FROM GPS OBSERVATIONS

BM#1 CUT "X" IN EAST BOLT OF FIRE HYDRANT LOCATED ON THE EAST SIDE OF N. LAKE STREET 200 FEET SOUTH OF SERVICE ROAD TO AMHERST WATER TREATMENT FACILITY.

ELEV.= 638.67 (NAVD 88)

BM#2 RAILROAD SPIKE SET IN UTILITY LIGHT POLE LOCATED ON THE NORTH SIDE OF SERVICE ROAD TO AMHERST WATER TREATMENT FACILITY 1000 FEET EAST OF N. LAKE STREET.

ELEV.= 638.82 (NAVD 88)

BM#3 CUT SQUARE ON NORTH SIDE CONCRETE BASE FOR TRANSMISSION LINE UTILITY POLE LOCATED 950 FEET EAST OF N. LAKE STREET AND 700 FEET SOUTH OF SERVICE ROAD TO AMHERST WATER TREATMENT FACILITY.

ELEV.= 638.75 (NAVD 88)

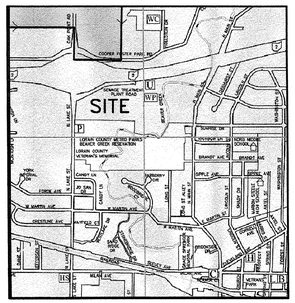
CONTROL POINTS

CP#1 IRON PIN SET "IBI GROUP"
N=635321.9226 (GRID COORDINATES)
E=2040905.2214
ELEV.=637.68

CP#2 IRON PIN SET "IBI GROUP"
N=634755.8092 (GRID COORDINATES)
E=2040108.1274
ELEV.=636.67

NOTES

1) The subject properties consists of two Tax Parcel Number 05-00-019-00-064 and 05-00-019-00-046.
2) Property is currently zoned - C-2 Commercial or General Business District
3) Property shown hereon is located in Flood Zone "X" (unshaded) according to F.E.M.A. map number 390093C0111D, dated August 19, 2008.
4) Subject property has public access to N. Lake Street, a publicly dedicated road.
5) Wetlands shown hereon were located from markings by others and may vary in size and shape due to growth of vegetation.
6) No cemetery located on subject property.
7) No evidence of earthmoving or building construction on subject premises.
8) No evidence of waste dump or landfill on subject premises.
9) From observed evidence, there are no oil or gas wells or pipelines located on the Property.
10) From observed evidence as shown hereon, gas, electric, storm sewer, sanitary sewer, telephone and water lines and services are available for the subject property.
11) There are no encroachments either way across property lines.
12) Utilities shown hereon are based on field locations and plan information.



VICINITY MAP

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011).

CERTIFICATION

To: Chester Road Commercial Properties, LLC and First American Title Insurance Company:

This is to certify that this plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7, 8, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.

BY _____
Robert S. Wynd
Registered Surveyor No. 6874

Date 08/27/20

STATE OF OHIO
ROBERT S. WYND
6872
REGISTERED
SURVEYOR

GRAPHIC SCALE
60 30 0 60
(IN FEET)
1 inch = 60 ft.

IBI
IBI GROUP
8101 North High Street, Suite 100
Columbus OH 43235 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com

SUBMISSION:

REVISION:

STAMP:

JANE R. COBOS TR.

N. LAKE STREET
AMHERST, OHIO

FIELD	DRAFT	CHECK
JE	DC	RSW

M-E NO.: 126276

DATE: AUGUST 2020

SCALE:
HORIZONTAL: 1"=60'
VERTICAL:

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.:

J:\126276_Addison\7.03_Production\7.03_Design\02_Survey\Mapping\MED CHK ALTA.dwg by:dan4zithers on 08/27/2020 @ 08:51:56 am - © M+E Companies, Inc.