

PARKING SPACES

No marked parking spaces were observed on the subject property at time of survey.

LAND AREA

PARCEL #07-00-039-000-070
162,983 sq. ft (3.74 acres)(including R/W)
161,291 sq. ft (3.70 acres)(excluding R/W)

PARCEL # 07-00-039-000-069
21,190 sq. ft (0.49 acres)(including R/W)
18,041 sq. ft (0.41 acres)(excluding R/W)

LEGAL DESCRIPTIONS

Per Instrument 2020-0785454

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and being a part of Original Ridgeville Lot No. 39 located in said City, and bounded and described as follows: Beginning in the center of Center Ridge Road and at the southwest corner of Parcel No. II of the lands conveyed to North Ridge Investment Corporation as recorded in Volume 1069, Page 659 of Lorain County Deed Records; thence North 0° 06' West, passing through an iron pin on the northerly line of Center Ridge Road a distance of 670.97 feet to a pin in the northerly line of Original Lot No. 39; thence North 88° 14' East in the northerly line of Original Lot No. 39 a distance of 330.5 feet to a point in the westerly line of lands conveyed to Margaret Gibson as recorded in Volume 495, Page 361 of Lorain County Deed Records; Thence South 0° 22' East in said westerly line a distance of about 440.05 feet to the northeast corner of Parcel No. III excluded from the land conveyed at North Ridge Investment Corporation as recorded in Volume 1069, Page 659 of Lorain County Deed Records; Thence South 85° 11' West a distance of about 278.17 feet to a point; Thence South 0° 05' East a distance of about 205.08 feet to a point in the centerline of Center Ridge Road; Thence South 85° 11' West in the centerline of Center Ridge Road a distance of about 55.7 feet to a point in the centerline of Center Ridge Road and the place of beginning; Enclosing a parcel containing 3.714 acres of land, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 07-00-039-000-070
NOTE: Survey will be required before the next transfer per the Lorain County Transfer / Engineer Department

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. 39, and more definitely described as follows: Beginning in the centerline of Center Ridge Road at the southwest corner of Parcel No. 3 excluded from the land conveyed to North Ridge Investment Corp., as recorded in Volume 1069, Page 659 of Lorain County Deed Records; Thence South 85° 11' West in the centerline of Center Ridge Road a distance of 104.19 feet to a point; Thence North 0° 05' 00" West a distance of 205.00 feet to a point in the westerly extension of the northerly line of the aforesaid Parcel No. 3; Thence North 85° 11' East in the westerly extension of the northerly line of Parcel No. 3 a distance of 103.17 feet to the northwesterly corner of Parcel No. 3; Thence South 0° 22' 00" East in the westerly line of Parcel No. 3 a distance of 205.00 feet to a point in the centerline of Center Ridge Road and the place of beginning, including a parcel of land containing 0.486 acre of land, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 07-00-039-000-069
NOTE: Survey will be required before the next transfer per the Lorain County Transfer / Engineer Department

ZONING

Zoning information not provided at time of survey.

50687
APPROVED
LORAIN CO.
MA. DEPT.
DATE 9/12/22
PAGE 07-00-039
BY Alarden
#22-0494-A

SURVEYOR'S NOTES

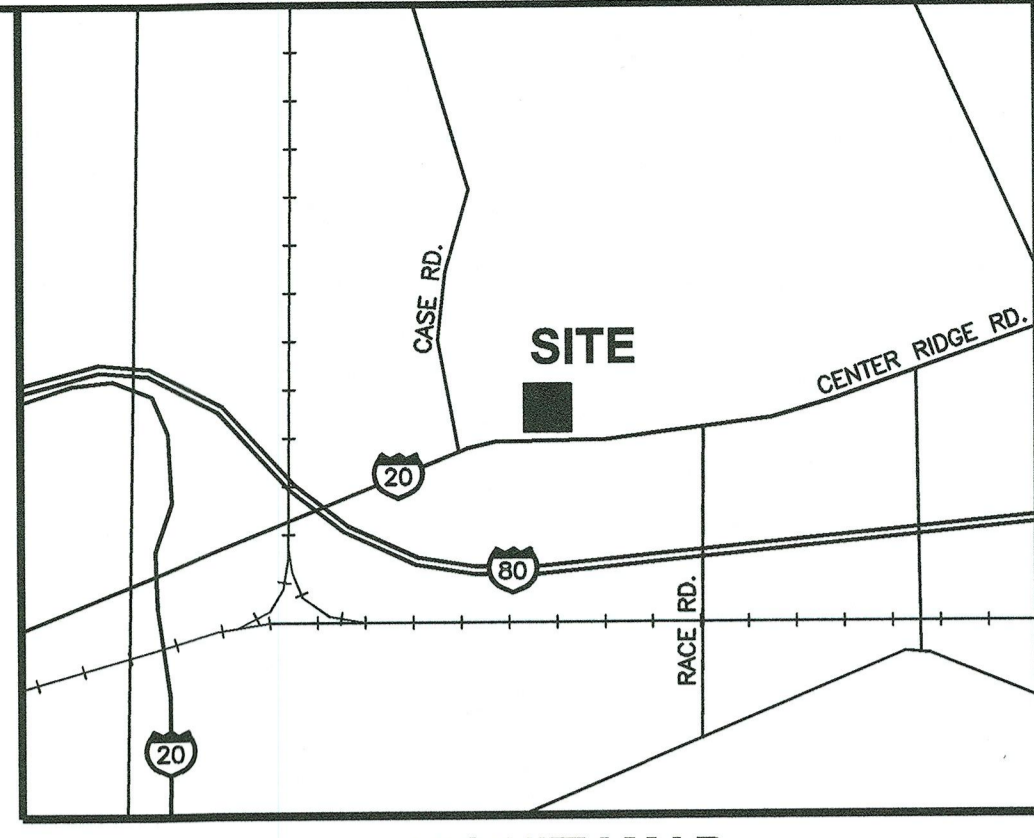
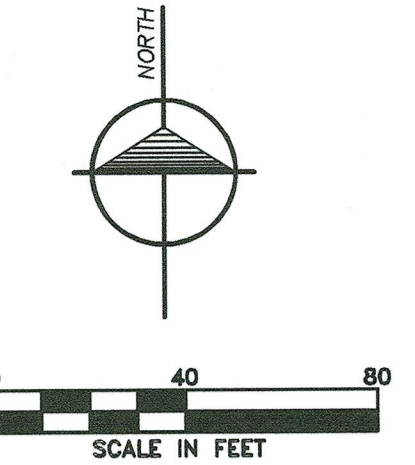
- No address was provided for the subject parcels; or observed at the time of survey; or found in Lorain County tax records. (ITEM 2)
- No buildings were observed on the subject parcels at time of survey. (ITEM 7)
- No marked parking spaces were observed on the subject parcels at time of survey. (ITEM 9)
- A determination of the relationship and location of certain division or party walls with respect to adjoining properties was not designated by the client. (ITEM 10)
- The nearest intersecting street is Fowlers Run, which lies ±450' west of the southwest corner of the subject property. (ITEM 14)
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. (ITEM 16)
- No information was made available regarding proposed changes in street right of way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (ITEM 17)
- Plottable offsite easements or servitudes disclosed in documents provided to the surveyor are shown hereon. (ITEM 18)
- At the time of this survey there was no visible evidence that indicates the subject property has ever been used as a cemetery.
- The subject property has direct physical access to Center Ridge Road, a public right-of-way.



BASIS OF BEARINGS

Bearings are based on the centerline of Center Ridge Road, having a bearing of South 85°11' West per the description recorded in O.C.D. Instrument No. 2020-0785454, Lorain County Records.

NOTE:
THE ORIGINAL SCALE (1"=40')
OF THIS DRAWING WAS
PREPARED AS A 24"x36"
SHEET. ANY OTHER SIZE
SHEET IS AT A REDUCED
SCALE.



VICINITY MAP

NOT TO SCALE

LEGEND

- ▲ - TRAVERSE POINT
- - WELL
- ⊙ - HIGHWAY
- ⊙ - MONUMENT
- ⊙ - MONUMENT BOX
- ⊙ - RIGHT OF WAY MARKER
- ⊙ - SET WOODSTAKE
- ⊙ - XCUT
- ⊙ - PK NAIL
- ⊙ - FOUND IRON STAKE
- ⊙ - SET IRON STAKE
- ⊙ - SIGN
- ⊙ - RR SIGN
- ⊙ - GUY POLE
- ⊙ - GUY ANCHOR
- ⊙ - UTILITY POLE
- ⊙ - LIGHT POLE
- ⊙ - ORNAMENTAL LIGHT POLE
- ⊙ - POST
- ⊙ - U.G. UTILITY MARKER
- ⊙ - SOIL BORING
- ⊙ - MAILBOX
- ⊙ - SATELLITE DISH
- ⊙ - HAND HOLE
- ⊙ - AC UNIT
- ⊙ - U.G. UTILITY MARKER
- ⊙ - FIRE HYDRANT
- ⊙ - POST INDICATOR VALVE
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- ⊙ - UST FILL PORT
- ⊙ - GAS PUMP
- ⊙ - GAS METER
- ⊙ - WATER METER
- ⊙ - TELEPHONE RISER
- ⊙ - ELECTRIC METER
- ⊙ - CABLE TV RISER
- ⊙ - CATCH BASIN
- ⊙ - UTILITY MANHOLE
- ⊙ - STORM MANHOLE
- ⊙ - SANITARY MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - WATER MANHOLE
- ⊙ - HANDICAP PARKING SPACE
- ⊙ - SHRUB
- ⊙ - TREE
- ⊙ - PINE TREE
- ⊙ - TELEPHONE UTILITY LINE
- ⊙ - ELECTRIC UTILITY LINE
- ⊙ - WATER UTILITY LINE
- ⊙ - GAS UTILITY LINE
- ⊙ - STEAM UTILITY LINE
- ⊙ - STORM UTILITY LINE
- ⊙ - SANITARY UTILITY LINE
- ⊙ - FIBER OPTIC UTILITY LINE
- ⊙ - OVERHEAD UTILITY LINE
- ⊙ - FENCE LINE

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

FLOOD NOTE

We have consulted the Federal Emergency Management Agency National Flood Insurance Rate Map as prepared for the City of North Ridgeville, Lorain County, Ohio, Community Panel Number 39093C0143D, dated 8/19/2008, and find that the subject property is in Zone X (areas of minimal flood hazard).

NOTES CORRESPONDING TO SCHEDULE B

The Title Commitment, issued by Old Republic, as Commitment No. 223498NLT, dated July 27, 2022 contains the following exceptions which are survey matters and affect / do not affect the subject property or its appurtenant easements as noted:

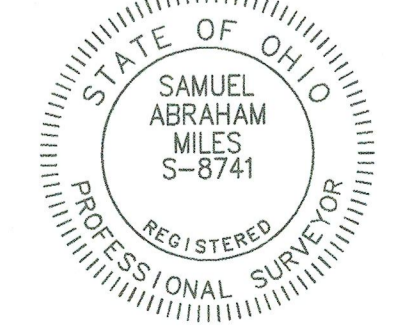
13 Appurtenant Drainage Easement as shown in Plat Volume 87, Page 1 and Plat Volume 101, Page 18 of Lorain County Records. (As to Parcel No. 07-00-039-000-070 only) Plat Volume 87, Page 1 Plat Volume 101, Page 18 **BENEFITS THE SUBJECT PROPERTY AS SHOWN**

SURVEYOR'S CERTIFICATE

To: VetCor of Ohio LLC, a Delaware Limited Liability Company; VetCor Professional Practices LLC, a Delaware Limited Liability Company and Network Land Title Agency, LLC

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, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on August 4, 2022.

Date: September 12, 2022
Samuel A. Miles
Samuel A. Miles P.S. #S-8741
License expires: December 31, 2023



williams&works
engineers | surveyors | planners
616.224.1500 phone
http://williams-works.com
546 Ottawa Ave NW
Grand Rapids, MI 49503

NO.	DATE	BY	REVISIONS
1	8/20/22	JMF	

MAP OF SURVEY OF
PART OF THE ORIGINAL RIDGEVILLE LOT 39
NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
AS PREPARED FOR
VETCOR

SURVEYED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
B. MCCLURE	8/4/22	J.S. LEITCH	8/18/22	S. MILES	8/18/22

PROJECT 222139
FILE 222139M.dwg

ALTA
SHEET NO.