

LEGAL DESCRIPTION

Situated in the Township of Eaton, County of Lorain, and State of Ohio: And known as being part of Original Lot No. 74 in said Township, bounded and described as follows: Beginning at the intersection of the centerline of Giles Road and the East line of said Lot No. 74; thence Northwesterly along the centerline of Giles Road 150 feet to a point; Thence Northerly on a line parallel to the Easterly line of said Lot No. 74 to the Northerly line of Robert P. Snyder and Jean Snyder as conveyed to them as DV 578, page 283 premises; Thence Easterly in the Northerly line of Grantor's premises to an iron pin in the Easterly line of Lot No. 74, which is 313.3 feet North along said East line of Lot No. 74 from its point of intersection with the centerline of Giles Road; Thence Southerly and along the East line of Lot No. 73, 313.3 feet to the place of beginning and containing within said bounds approximately three-fourths of an acre of land, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 11-00-074-000-010

SCHEDULE B, SECTION II

This survey coordinated with a title commitment for an ALTA Owner's Policy of Title Insurance No. 230103ET dated June 1, 2023, at 7:59 am issued by Old Republic National Title Insurance Company underwriters for Endeavor Title, LLC.

1-12 NOT A SURVEY MATTER

13. Right of Way from John E. Mack and Doris H. Mack to The Ohio Fuel Gas Company, filed September 25, 1951, as recorded in Deed Volume 526, page 35, of Lorain County Records, appears certain conditions which affect insured premises.
Unable to determine the effects of the above deed easement due to lack of descriptive detail to accurately locate the easement.

14. Affidavit of Information by Charles T. Nichols, filed November 29, 1961, as recorded in Misc. Volume 21, page 18 of Lorain County Records, appears certain conditions, which affect insured premises.
Unable to determine the effects of the above deed easement due to lack of descriptive detail to accurately locate the easement.

15. Easement from Howard W. Schwan and Dorthea L. Schwan to John E. Mack and Doris H. Mack, filed March 13, 1986, as recorded in Deed Volume 1392, Page 957 of Lorain County Records, appears certain conditions which affect insured premises.
Unable to determine the effects of the above deed easement due to lack of descriptive detail to accurately locate the easement.

16. Agreement and Easement from John E. Mack and Doris H. Mack to Columbia Gas of Ohio, Inc., and Columbia Gas Transmission Corp., filed April 3, 1986, as recorded in Deed Volume 1394, Page 298 of Lorain County Records, appears certain conditions which affect insured premises.
Unable to determine the effects of the above deed easement due to lack of descriptive detail to accurately locate the easement.

SURVEYOR'S NOTES

As to Item 9 of Table A of the Survey Requirements, there are 0 total striped parking spaces of which 0 are marked disabled spaces and 0 are standard spaces.

As to Item 16 of Table A of the Survey Requirements, there is NO observed evidence of current earth moving work, building construction or building additions.

As to Item 17 of Table A of the Survey Requirements, there are NO known changes in street right of way lines or observed evidence of recent street or sidewalk construction or repairs.

The Property has direct access to Giles Road, a public right of way.

The property described hereon is the same as the property described in Title Insurance No. 230103ET dated June 1, 2023, at 7:59 am issued by Old Republic National Title Insurance Company underwriters for Endeavor Title, LLC and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

BASIS OF BEARING

The basis of bearings for the premises surveyed is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401).

TOTAL LAND AREA
0.9824 AC. (42,792 SQ.FT.)

ENCROACHMENTS

No Encroachments Apparent

FLOOD ZONE CERTIFICATION

I hereby certify that the Title Parcel shown hereon does not lie within a special flood hazard zone according to the National Flood Insurance Program as shown on the Flood Insurance Rate Map of Community Panel Number 39093C0233D dated August 19, 2008 and noted as Zone X.

ZONING REGULATIONS

No zoning report was provided to the surveyor by the client or the insurer.

OIL GAS WELL

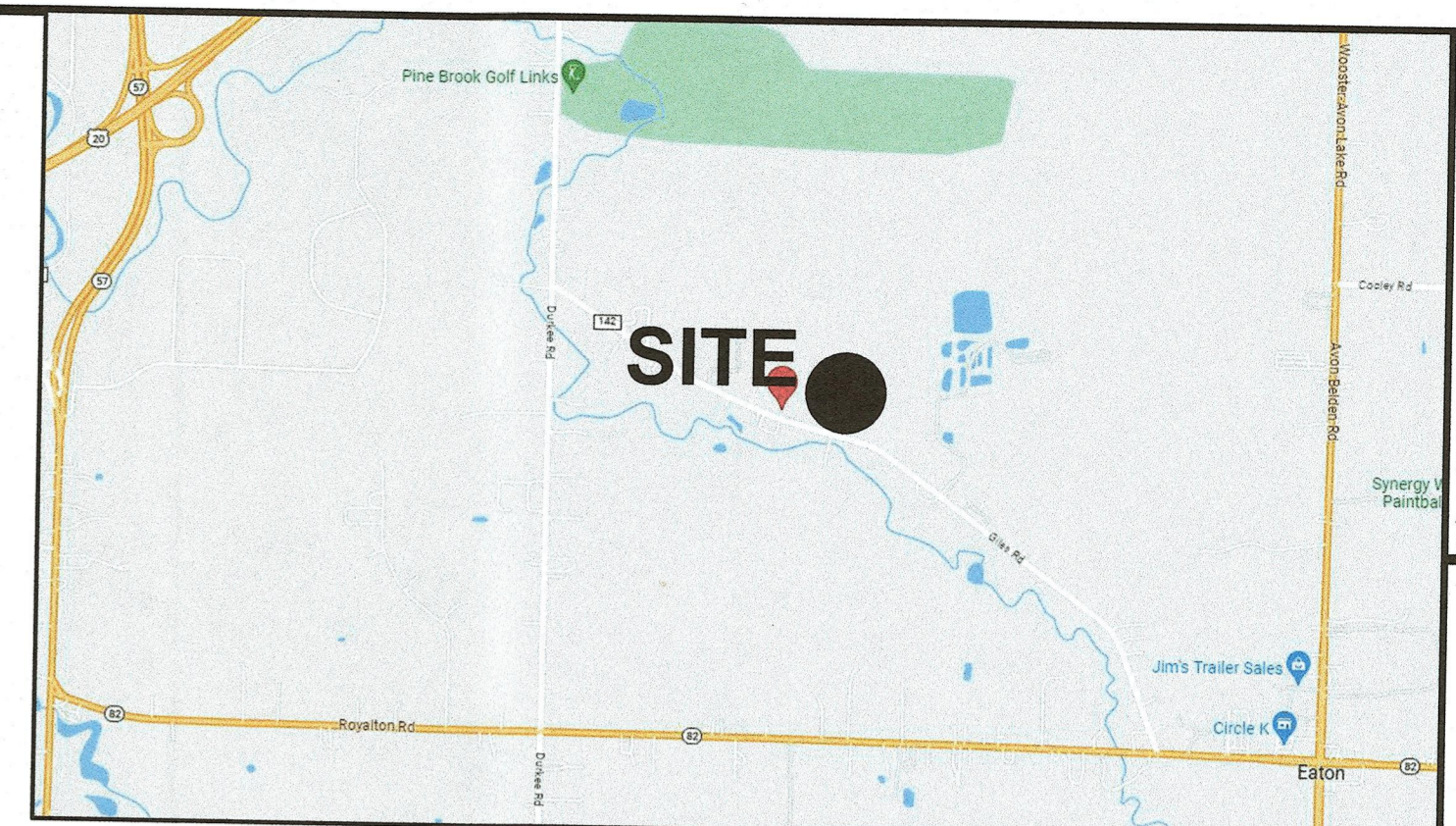
There is no oil or gas well on subject parcel according to the ODNR map found on the ODNR website, <https://gis.ohiodnr.gov>



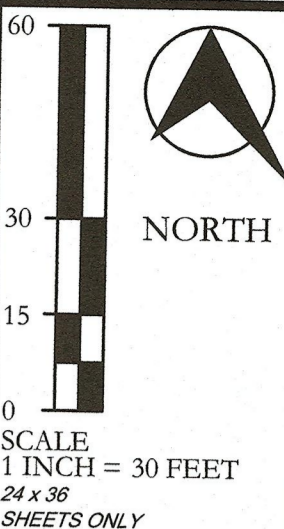
Call Before You Dig
1-800-362-2764
B312501700

Also call: OGPUPS @ 1-800-925-0988
(Ohio Oil & Gas Underground Protection Service)

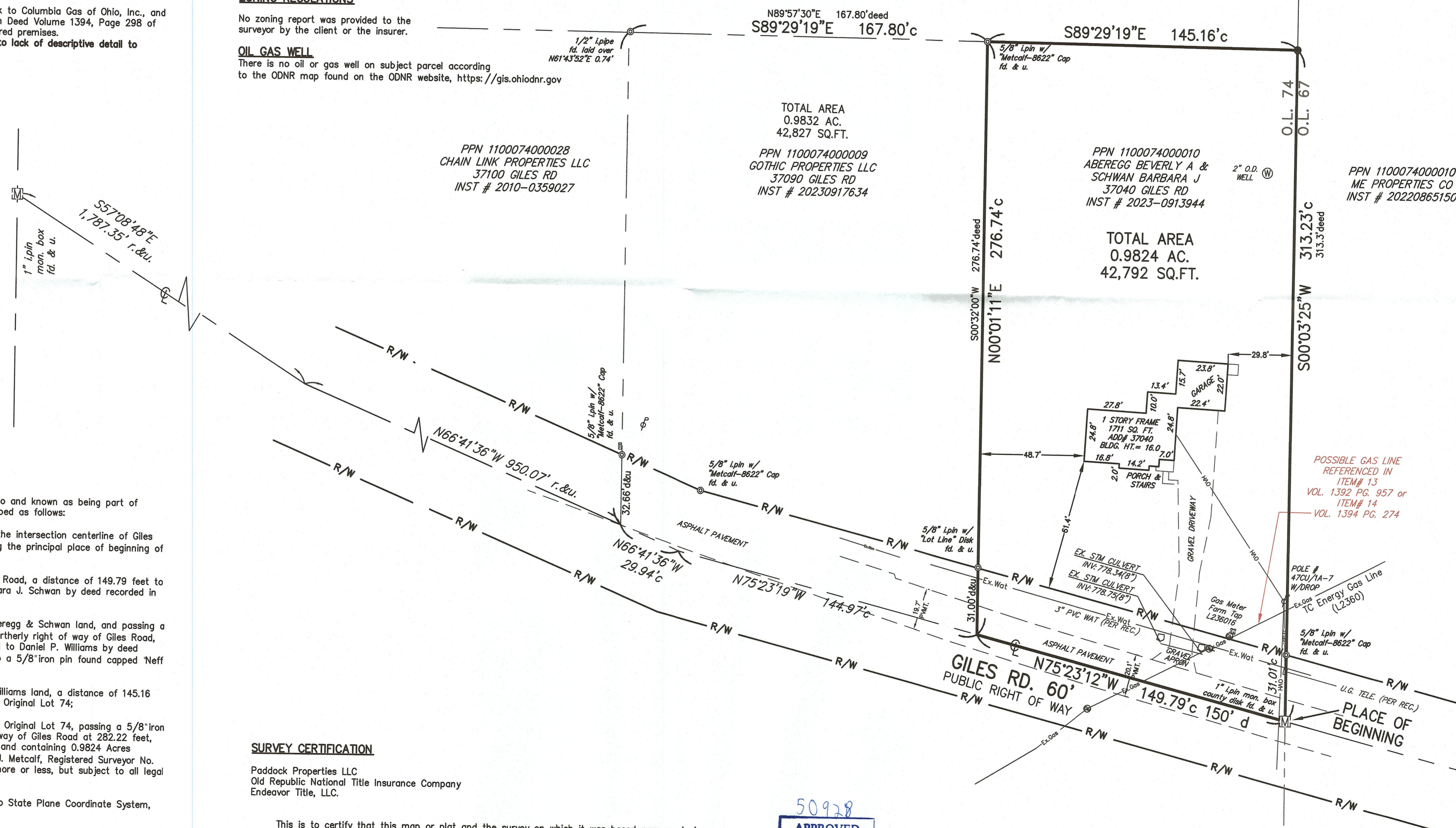
-- or dial 8-1-1 --



VICINITY MAP
NOT TO SCALE



DURKEE ROAD 60'
(A PUBLIC RIGHT OF WAY)



N89°57'30"E 167.80'd
S89°29'19"E 167.80'c

S89°29'19"E 145.16'c

O.L. 74
O.L. 67

313.23'c
313.3'deed

TOTAL AREA
0.9832 AC.
42,827 SQ.FT.

TOTAL AREA
0.9824 AC.
42,792 SQ.FT.

PPN 1100074000028
CHAIN LINK PROPERTIES LLC
37100 GILES RD
INST # 2010-0359027

PPN 1100074000009
GOTHIC PROPERTIES LLC
37090 GILES RD
INST # 20230917634

PPN 1100074000010
ABEREGG BEVERLY A &
SCHWAN BARBARA J
37040 GILES RD
INST # 2023-0913944

PPN 1100074000010
ME PROPERTIES CO
INST # 20220865150

AS-SURVEYED LEGAL DESCRIPTION

Situated in the Township of Eaton, County of Lorain, and State of Ohio and known as being part of Original Eaton Township Lot No. 74 and is further bounded and described as follows:

Beginning at a 1" iron pin/ County Disk found in a Monument box at the intersection centerline of Giles Road (60 feet wide) and the Easterly line of Original Lot 74 and being the principal place of beginning of the parcel of land hereinafter described;

Course 1 Thence North 75°23'12" West, along the center of said Giles Road, a distance of 149.79 feet to the Southwest corner of lands conveyed to Beverly A Aberegg & Barbara J. Schwan by deed recorded in Instrument No. 2023-0913944 of Lorain County Records;

Course 2 Thence North 00°01'11" East, along the said west line of Aberegg & Schwan land, and passing a 5/8" iron pin capped Lot Line disk found at 31.00 feet at the said Northerly right of way of Giles Road, for a total distance of 276.74 feet the South of line of land conveyed to Daniel P. Williams by deed recorded in Instrument No. 2002-0810815 of Lorain County Records to a 5/8" iron pin found capped Neff & Assoc #8622;

Course 3 Thence South 89°29'19" East, along the said south line of Williams land, a distance of 145.16 feet to an iron pin set, and also being a point on the Easterly line of Original Lot 74;

Course 4 Thence South 00°03'25" West, along the said Easterly line of Original Lot 74, passing a 5/8" iron pin capped Neff & Assoc #8622 found at the said Northerly right of way of Giles Road at 282.22 feet, for a total distance of 313.23 feet to the principal place of beginning and containing 0.9824 Acres (42,792 Square Feet) of land, according to a survey made by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff & Associates, Dated in June, 2023. Be the same more or less, but subject to all legal highways and easements of record.

Basis of bearings for this survey is Grid North of NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

Monuments described as 'iron pin set' are 5/8"x 30" rebar capped Neff & Assoc #8622.

SURVEY CERTIFICATION

Paddock Properties LLC
Old Republic National Title Insurance Company
Endeavor Title, LLC.

This is to certify that this map or plat and the survey on which it was 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, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on June 14, 2023.

Steven J. Metcalf
Registered Surveyor No. 8622-Ohio



June 20, 2023
Date

50928
APPROVED
LORAIN CO
MAP DEPT
DATE 6/29/23
PAGE 11-00-074
BY ACarden
#33-05106-A

UTILITY NOTE

The underground utilities shown have been located from field survey evidence, plans and markings provided by owner, utility companies or their representatives. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

ABBREVIATIONS

AFN.....	AUTOMATED FILING NO.
ASPH.....	ASPHALT
C. or CALC.....	CALCULATED
CL.....	CENTER LINE
CONC.....	CONCRETE
C.D.R.....	COUNTY DEED RECORD
C.M.R.....	COUNTY MAP RECORD
D.....	DEED
EX.....	EXISTING
FD.....	FOUND
FF EL.....	FINISH FLOOR ELEVATION
INSTR.....	INSTRUMENT
L/A.....	LIMITED ACCESS
MON.....	MONUMENT
O. or OBS.....	OBSERVED
PG.....	PAGE
P. or P/L.....	PROPERTY LINE
PPN.....	PERMANENT PARCEL NO.
P.W.M.T.....	PAVEMENT
R. or REC.....	RECORD
R/W.....	RIGHT OF WAY
U.....	USED
VOL.....	VOLUME
SAN.....	SANITARY
STM.....	STORM
WAT.....	WATER
INV.....	INVERT

SYMBOL LEGEND (EXISTING)

CL	CENTER LINE
PL	PROPERTY LINE
Z	CONSOLIDATED LOTS
IP	IRON PIN/PIPE FOUND
IS	IRON PIN SET
MB	MONUMENT BOX FOUND
DH	DRILL HOLE FOUND
DHS	DRILL HOLE SET
GM	EXISTING GAS METER
WM	EXISTING WATER METER
FH	EXISTING FIRE HYDRANT
EM	EXISTING ELECTRIC METER
WV	EXISTING WATER VALVE
GV	EXISTING GAS VALVE
IR	EXISTING IRRIGATION CONTROL VALVE
CC	EXISTING CLEAN OUT
WLV	EXISTING WATER LINE VALVE
WCS	EXISTING WATER CORP STOP
PP	EXISTING POWER POLE
GA	EXISTING GUY ANCHOR
LP	EXISTING LIGHT POLE
OB	EXISTING BOLLARD
TS	EXISTING TRAFFIC SIGN
MB	EXISTING MAILBOX
ES	EX. STORM SEWER
EO	EX. OVERHEAD LINES
EX	EX. FENCE

REV NO	DATE	DESCRIPTION	
06-21-23		Submit to client	
DWG NAME	DRAWN BY	CHKD BY	JOB NO
14865-E	MK-CC	SJM	14865

PADDOCK PROPERTIES, LLC - 37040 GILES ROAD
 ALTA/NSPS LAND TITLE SURVEY
 TOWNSHIP OF EATON - COUNTY OF LORAIN - STATE OF OHIO



SHEET NO.
1 OF 1