BOUNDARY SURVEY

PART OF LOT No. 2, TRACT No. 3 PAINESVILLE TOWNSHIP AND PART OF LOT No. 3, TRACT No. 3 CONCORD TOWNSHIP, LAKE COUNTY, OHIO

N W E S

0' 40' 80' 120'

LEGAL DESCRIPTION
PARCEL 1
6.9006 ACRES

Situated in the Townships of Painesville and Concord, Lake County, State of Ohio and being in Lot No. 2, Tract No. 3 of Painesville Township, and in Lot No. 3, Tract No. 3 of Concord Township, and being further described as follows:

Beginning at an iron pin in monument box marking the centerline of Tuckmere Drive and the centerline of relocated State Route 84 as shown in the Centerline Relocation Plat recorded in Volume 15, Page 9 of Lake County Record of Plats and being shown as Station 529+39.04 in the centerline survey of relocated state route 84 (LAK–84–17.20);

Thence N 44° 04' 13" E, along said centerline, 243.04 feet to a P–K nail set at Station 531+82.28;

Thence S 45° 55' 47" E, at right angles to said centerline, 40.00 feet to the southerly right–of–way of relocated State Route 84. Said point being the principal place of beginning for the land herein described. (Capped iron pin found N 32° 32' 00" W, 0.05 feet therefrom);

Thence S 20° 32' 52" E, 111.56 feet to a point. (capped iron pin found set in concrete S 52° 10' 55" W, 0.36 feet therefrom);

Thence N 54° 19' 59" E, 51.79 feet to a point in the westerly line of land conveyed to the Board of Commissioners of the Lake County Metroparks as recorded in Volume 586, Page 554 of Lake County deed records. (capped iron pin found set in concrete S 47° 20' 04" W, 0.30 feet therefrom);

Thence S 20° 32' 52" E, along the westerly line of land of the Lake County Metroparks as aforesaid, a distance of 185.79 feet to a #5 capped rebar set in the westerly right–of–way of Painesville–Ravenna Road. (capped iron pin found set in concrete S 71° 10' 36" W, 1.06 feet therefrom);

Thence S 17° 42' 41" W, along the westerly right–of–way of Painesville–Ravenna Road, 80.75 feet to a #5 capped rebar set;

Thence S 20° 32' 52" E, along the westerly line of land of the Lake County Metroparks, a distance of 381.18 feet to a #5 capped rebar set;

Thence S 69° 27' 08" W, 50.00 feet to a #5 capped rebar set;

Thence S 20° 32' 52" E, 105.60 feet to a capped rebar set;

Thence N 58° 46' 52" W, 111.53 feet to a point in the centerline of Kellogg Creek as it now exists;

Thence, along the present centerline of Kellogg Creek the following courses:

N 69° 35' 17" W, 79.11 feet,
N 80° 38' 31" W, 123.67 feet,
N 85° 57' 13" W, 130.21 feet,
S 80° 47' 06" W, 66.84 feet,
S 61° 48' 50" W, 44.90 feet,
S 34° 11' 48" W, 17.82 feet,

Thence N 29° 05' 30" W, and along the easterly line of land conveyed to Helen Beres Tr. as recorded in Volume 892 page 692, 318.82 feet to a #5 capped rebar set in the southerly right–of–way of original Johnnycake Ridge Road (a.k.a. State Route 84) and passing through #5 rebars set at 257.39 feet, 172.39 feet, and 107.39 feet therefrom;

Thence S 54° 26' 11" W, along said southerly right–of–way, 27.46 feet to a #5 capped rebar set at the point of intersection with the southerly right–of–way of relocated State Route 84. Said point also being 40.00 feet right of Station 525+23.69 as shown on the centerline survey of Relocated State Route 84 (LAK–84–17.20);

Thence northeasterly along the arc of a curve which is concentric with said centerline and 40.00 feet distant southerly therefrom (the radius of said curve being 2586.00 feet and chord bearing N 46° 43' 58" E and being 240.28 feet in length), a distance of 240.36 feet to a P–K nail set at a point of tangency and being 40.00 feet right of Station 527+60.34;

Thence N 44° 04' 13" E, on a line parallel with said relocated centerline, 421.94 feet to the principal place of beginning.

Containing within said bounds 6.9006 acres with about 6.5308 acres being in Painesville Township and about 0.2698 acres being in Concord Township. Above described land is subject to all legal highways, easements of record and the natural movement of Kellogg Creek. As surveyed by Michael A. Pisanelli, Ohio Registered Land Surveyor #7801 in October, 2003.

The bearings described herein are based on the centerline survey of Relocated State Route 84 (LAK–84–17.20) as shown by plat recorded in Volume 15, Page 9 of the Lake County Plat Records and are used to denote angles only.

//A-7-1

Centerline Relocation Plat
Vol. 15 pg 9 Lake County Record of Plats

DELTA = 10° 21' 59"
R = 2546.00'
A = 460.67'
C = 460.60'
T = 230.95'
D = 02° 15' 02"
PC STA. 502+99.71
PT STA. 527+60.34

Centerline Relocation Plat
Vol. 15 pg 9 Lake County Record of Plats

Record angle Union Sand = 89° 30' 00"
Beres Rec. / ODOT and used = 90° 28' 19"

Helen Beres TR
Vol. 892 pg. 692
P.P. No. 11-A-007-0-00-010-0

Robert D. & Julia L. Granger
Vol. 241 pg. 82
P.P. No. 08-A-016-D-00-011-0

David L. & Bonita M. Calhoun
Vol. 805 pg. 1214
8-25-75
P.P. No. 08-A-016-D-00-008-0

Board of Commissioners of the Lake County Metroparks
Vol. 586 pg. 554
P.P. No. 1 PAI -027-0-00-023-0
#970011343 4-14-97

The Union Sand and Supply Corporation
Vol. 441 pg. 518

C/L Painesville – Ravenna Road, 60' (Old S.R. 44)
Lake County Road Records
Volume "B" PP. 389–393
DELTA = 23° 59' 12"
R = 955.37'
A = 466.68'
C = 463.30'
T = 236.02'
D = 5° 59' 50"

C\L Painesville – Ravenna Road, 60' (Old S.R. 44)
Book Volume "B"
Lake County Records
R = 819.02'
A = 135.85'
T = 68.13'
DELTA = 9° 30' 38"
C = 135.79'

Original Centerline Johnnycake Ridge Road 60', (Now Vacated)

Board of Commissioners of the Lake County Metroparks Vol. 589 pg. 504

Easement for water lines from Union Sand and Supply Corporation to the City of Painesville Vol. 580 pg. 10

Tuckmere Drive Allotment
Plat: Vol. "J" pg. 3

Centerline Relocation Plat
Vol. 15 pg 9 Lake County Record of Plats
ODOT (LAK–84–17.20)

Utility Pole Easement
Grantor Deed
Lake County Document # 980011375

1-EL
15,470 S.F.
Union Sand and Supply Corporation acquired title to State Parcel 1-EL through Grantors Deed Lake County Document #980011373 dated 3-24-98.

2825 S.F.
Union Sand and Supply Corporation acquired title through release of Easement Lake County Document # 980011373 dated 3-24-98.

3 - EL
530 S.F.
Union Sand and Supply Corporation acquired title to State Parcel 3 - EL through Grantors Deed Lake County Document #980011374 dated 3 - 24 - 98.

Note:
The centerline of Painesville–Ravenna Road described in Volume B, Pgs. 389–393, Lake County Road Records, does not fit the center of the existing bridge over Kellogg Creek. The waterline easement found in Volume 580, Pg. 10, of Lake County Records, references the center of bridge (LA–44–0453), centerline of road, and center of creek. These reference points conflict and therefore it does not fit the waterline as marked in the field. Therefore, the Point of Beginning of said easement is unclear and cannot be accurately located.

Note:
No sanitary sewer or septic structures were found at any of the buildings on Painesville–Ravenna Road. OUPS was called twice to mark utilities and they were very poorly marked. (REF # 228008104)

6.9006 ACRES
Record Legal Description Does Not Form A Mathematically Closed Figure.

RECORD EASEMENTS

UTILITY POLE RESERVATION
Lake County Recorders File # 980011375

WATER MAIN EASEMENT FROM UNION SAND AND SUPPLY COMPANY TO CITY OF PAINESVILLE
Vol. 580 Pg. 10 March 30, 1960

RESERVATION VOL. 441 PG. 518
Baltimore and Ohio Railroad reserves the right to operate, maintain, repair and renew 10 inch vitrified clay drain pipe, located west of Grantors main track, South of Johnnycake Ridge Road and North of Painesville–Ravenna Road. (*This pipe could not be located) Grantor not required to erect or maintain a fence along the boundary. (*No fence exists along the boundary line.)

VACATION EXCEPTION
Right of the public utilities and others, if any, in and to that portion of the premisis described in Schedule A, that lies within the bounds of S.R. 84, Tuckmere Drive, and part of Johnnycake Ridge Road.

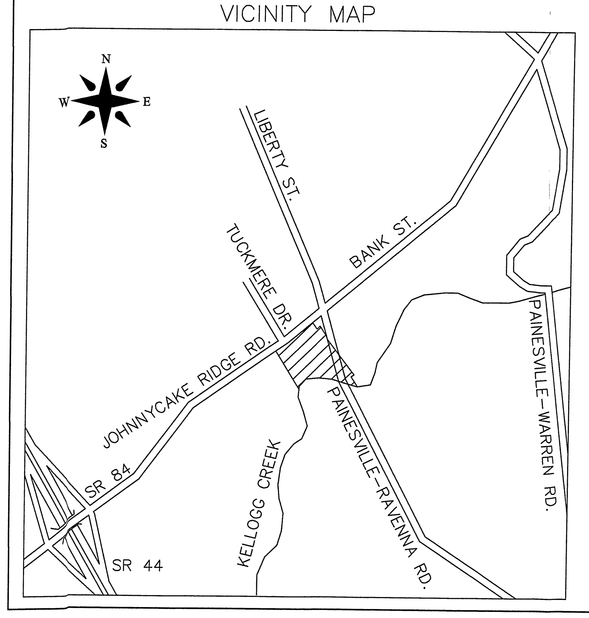
SURVEYOR CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO THE UNION SAND & SUPPLY CORPORATION; NATIONAL CITY BANK, ITS SUCCESSORS AND OR ASSIGNS; SURETY TITLE AGENCY, INC.; AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE (I) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 7(b1), 8, 10, 11(b), 13, 14, 15, AND 16 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA / ACSM LAND TITLE SURVEYS." ADDITIONALLY, THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE (i) IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME AND (ii) THE CURRENT STANDARDS OF CONVEYANCE ADOPTED BY LAKE COUNTY, IF ANY.
I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP OR PLAT ABUTS A PUBLICLY DEDICATED STREET AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY; THAT THE PROPERTY DESCRIPTION IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN FIRST AMERICAN TITLE INSURACE COMPANY'S TITLE COMMITMENT NO. ST 28604, DATED OCTOBER 22, 2003; THAT EXCEPT AS SHOWN THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE; THAT IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS THAT THE PARCELS ARE CONTIGUOUS AND WHEN TAKEN TOGETHER FORM ONE PARCEL WITHOUT ANY GAPS OR GORES.

STATE OF OHIO
MICHAEL A. PISANELLI
7801
REGISTERED PROFESSIONAL SURVEYOR

MICHAEL A. PISANELLI
REGISTERED SURVEYOR NO. 7801
OCTOBER 2003
5585 CANAL ROAD VALLEY VIEW, OH 44125
(216) 447–0814

VICINITY MAP



ABBREVIATIONS
PPOB = Principal Place of Beginning
POB = Place of Beginning
CRS = Capped Rebar Set
IP FD = Iron Pin Found
MON = Monument
Vol. = Volume
PG. = Page
EP = Edge of Pavement
MH = Manhole
CB = Catch Basin
HDWALL = Headwall
CMP = Corrugated Concrete Pipe
CMP = Corrugated Metal Pipe
HYD = Hydrant
REC = Record
SF = Square Feet
ELEC = Electric
PC = Point of Curve
PT = Point of Tangency

ANTHONY ALLEGA INC. CEMENT CONTRACTORS 5585 CANAL ROAD VALLEY VIEW, OHIO 44125	UNION SAND & SUPPLY CORP.
	ST28604 PARCEL 1 PAINESVILLE TWP & CONCORD TWP. LAKE COUNTY, OHIO
	6.901 ACRES JOHNNYCAKE RIDGE ROAD
SCALE: 1"=40' DRAWN BY: STR	DWG NO. 7sand.dwg SHEET NO. 1 of 1
DATE: 10/22/03	