

NORFOLK AND WESTERN RAILROAD

BRENTWOOD ROAD

MENTOR AVENUE (S.R. 20) 90'

MIDDLESEX ROAD

PP No. 16B-31B-002
RICHARD M. OSBORNE, TRUSTEE
VOLUME 1195, PAGE 326 L.C.D.R.

PP No. 16B-031B-019
27981 EUCLID CO., LLC
DOC. No. 200104164 L.C.R.

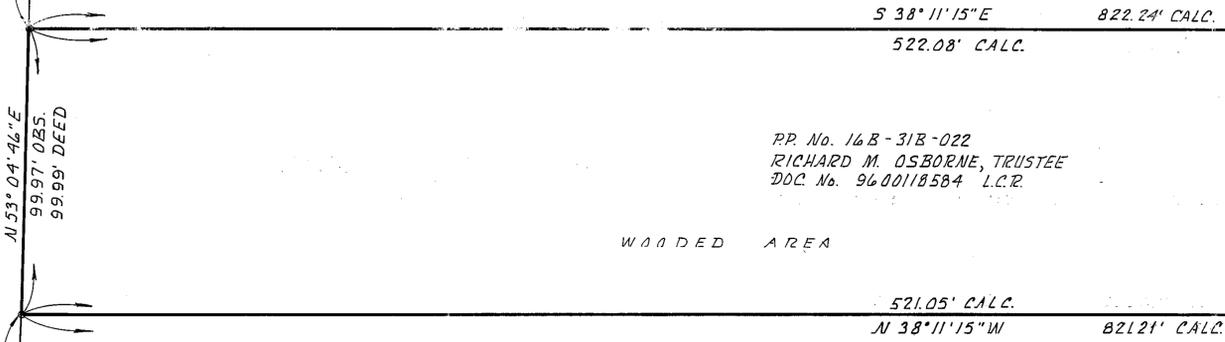
PP No. 16B-31B-022
RICHARD M. OSBORNE, TRUSTEE
DOC. No. 960018584 L.C.R.

PP No. 16B-031B-001
NEW PAR (dba AIRTOUCH CELLULAR)
DOC. No. 970001949 L.C.R.

PP No. 16B-031A-02B
RICHARD M. OSBORNE, TRUSTEE
DOC. No. 960007759 L.C.R.

PP No. 16B-031A-022
NSC ENTERPRISES, INC.
VOLUME 719, PAGE 662 L.C.R.

N 53° 04' 46" E
99.97' OBS.
99.99' DEED



LEGAL DESCRIPTION
OF
A 0.6887 ACRE PARCEL OF LAND
AT
7585 MENTOR AVENUE, MENTOR OHIO
FOR
RICHARD M. OSBORNE, TRUSTEE
SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE
OF OHIO AND KNOWN AS BEING PART OF ORIGINAL MENTOR TOWNSHIP LOT NO.
8, TRACT NO. 4 AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN MONUMENT BOX FOUND AND USED AT THE INTERSECTION OF MIDDLESEX ROAD, WITH THE CENTERLINE OF MENTOR AVENUE (S.R. 20), 90 FEET WIDE, SAID MONUMENT BEING SOUTH 53° 40' 00" WEST, 598.23 FEET FROM AN IRON PIN MONUMENT BOX FOUND AT A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF MENTOR AVENUE, NORTH 53° 40' 00" EAST, 248.57 FEET TO A P.K. NAIL FOUND AT THE SOUTHEASTERLY CORNER OF PARCEL NO. 2 OF LAND CONVEYED TO NSC ENTERPRISES, INC. BY DEED DATED JULY 19, 1969 AS RECORDED IN VOLUME 719, PAGE 662 OF LAKE COUNTY DEED RECORDS AND THE SOUTHEASTERLY CORNER OF LAND FORMERLY OWNED BY ELLA S. HEATH AND THE PRINCIPAL PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LAND SO CONVEYED TO NSC ENTERPRISES, INC., NORTH 38° 11' 15" WEST, PASSING THROUGH AN IRON PIN FOUND WITH CAP (S4151-3151) FOUND AT 35.02 FEET FROM THE CENTERLINE OF SAID MENTOR AVENUE, 300.16 FEET TO AN IRON PIN FOUND WITH CAP (LDC INC. 3368) AT THE SOUTHWESTERLY CORNER OF LAND OF LAND CONVEYED TO RICHARD M. OSBORNE, TRUSTEE, BY DOCUMENT NUMBER 960018584 DATED MAY 20, 1996 OF LAKE COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LAND SO CONVEYED TO RICHARD M. OSBORNE, TRUSTEE, NORTH 53° 40' 00" EAST, 100.00 FEET TO THE SOUTHEASTERLY CORNER THEREOF (IRON PIN WITH CAP LDC INC. 3368 FOUND 0.53 FEET NORTH AND 0.10 FEET EAST), SAID POINT BEING ON THE SOUTHWESTERLY LINE OF A PARCEL OF LAND CONVEYED TO RICHARD M. OSBORNE, TRUSTEE BY DEED DATED DECEMBER 29, 1995 AS RECORDED IN VOLUME 1195, PAGE 326 OF LAKE COUNTY DEED RECORDS;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LAND SO CONVEYED TO RICHARD M. OSBORNE, TRUSTEE AND THE SOUTHWESTERLY LINE OF LAND CONVEYED TO 27981 EUCLID CO., LLC BY DOCUMENT NUMBER 200104164 DATED FEBRUARY 5, 2001 OF LAKE COUNTY RECORDS, SOUTH 38° 11' 15" EAST, 300.16 FEET TO A P.K. NAIL FOUND ON THE CENTERLINE OF MENTOR AVENUE, AS AFORESAID, AND PASSING THROUGH AN IRON PIN FOUND 35.05 FEET FROM THE CENTERLINE OF SAID MENTOR AVENUE, SAID IRON PIN BEING AT THE SOUTHWESTERLY CORNER OF LAND SO CONVEYED TO 27981 EUCLID CO., LLC;

THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF MENTOR AVENUE, SOUTH 53° 40' 00" WEST, 100.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 0.6887 ACRE OF LAND EXCEPTING THEREFROM THE 3500 SQUARE FEET OF LAND LYING WITHIN THE BOUNDS OF MENTOR AVENUE, (S.R. 20) CONVEYED TO THE CITY OF MENTOR BY PROBATE COURT SETTLEMENT RECORDED IN VOLUME 370, PAGE 283, LAKE COUNTY DEED RECORDS, ACCORDING TO A SURVEY FOR VERIZON WIRELESS DATED MARCH 19, 2001 BY JOHN E. DAILEY, PROFESSIONAL SURVEYOR NO. 5151 OF WHEELER & MELENA DIVISION OF MICHAEL BENZA & ASSOCIATES, INC. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

LEGEND

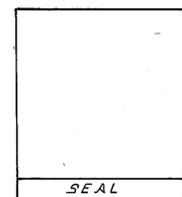
CB.	CATCH BASIN ON CONC. PAD
CB.	CATCH BASIN
C.O.	CLEAN OUT
W.S.	WATER SERVICE
G.M.	GAS METER
U.P.	UTILITY POLE
G.A.	GUY ANCHOR
F.L.	FLOOD LIGHT
M.L.P.	METAL LIGHT POLE ON CONC. BASE
F.P.	FLAG POLE

- NOTES**
- SITE IS LOCATED IN ZONE "C" AREA OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY - PANEL No. 390317-0010C DATED MARCH 15, 1984.
 - NUMBER OF PARKING SPACES - 25 REGULAR + 2 HANDICAP.
 - ZONING: B-2 GENERAL BUSINESS
MIN. AREA & WIDTH: NONE MIN. FLR. AREA: NONE
MIN. SETBACK: 30' MAX. UNITS/ACRE: N/A
MIN. HEIGHT: 35' OR HIGHER W/COND. USE PERMIT

CERTIFICATION
TO RICHARD M. OSBORNE AND MIDLAND TITLE SECURITY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999 AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATE: April 17, 2001
John E. Dailey
JOHN E. DAILEY
PROFESSIONAL SURVEYOR No. 5151



ALTA-ACSM LAND TITLE SURVEY
FOR
VERIZON WIRELESS
AT
7585 MENTOR AVENUE MENTOR, OHIO

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL MENTOR TOWNSHIP LOT No. 8, TRACT No. 4.

PREPARED BY:

WHEELER & MELENA
SURVEYORS
A DIVISION OF
MICHAEL BENZA & ASSOCIATES, INC.
6860 W. SNOWVILLE RD., BRECKSVILLE, OHIO 44141
TELEPHONE (440) 526-4206



SCALE: 1" = 30' DATE: MARCH 19, 2001
REV: APRIL 10, 2001 ADDED ROAD EXCEPTION TO L.D.
REV: APRIL 17, 2001 ENG. SEELY TO SWLY.

