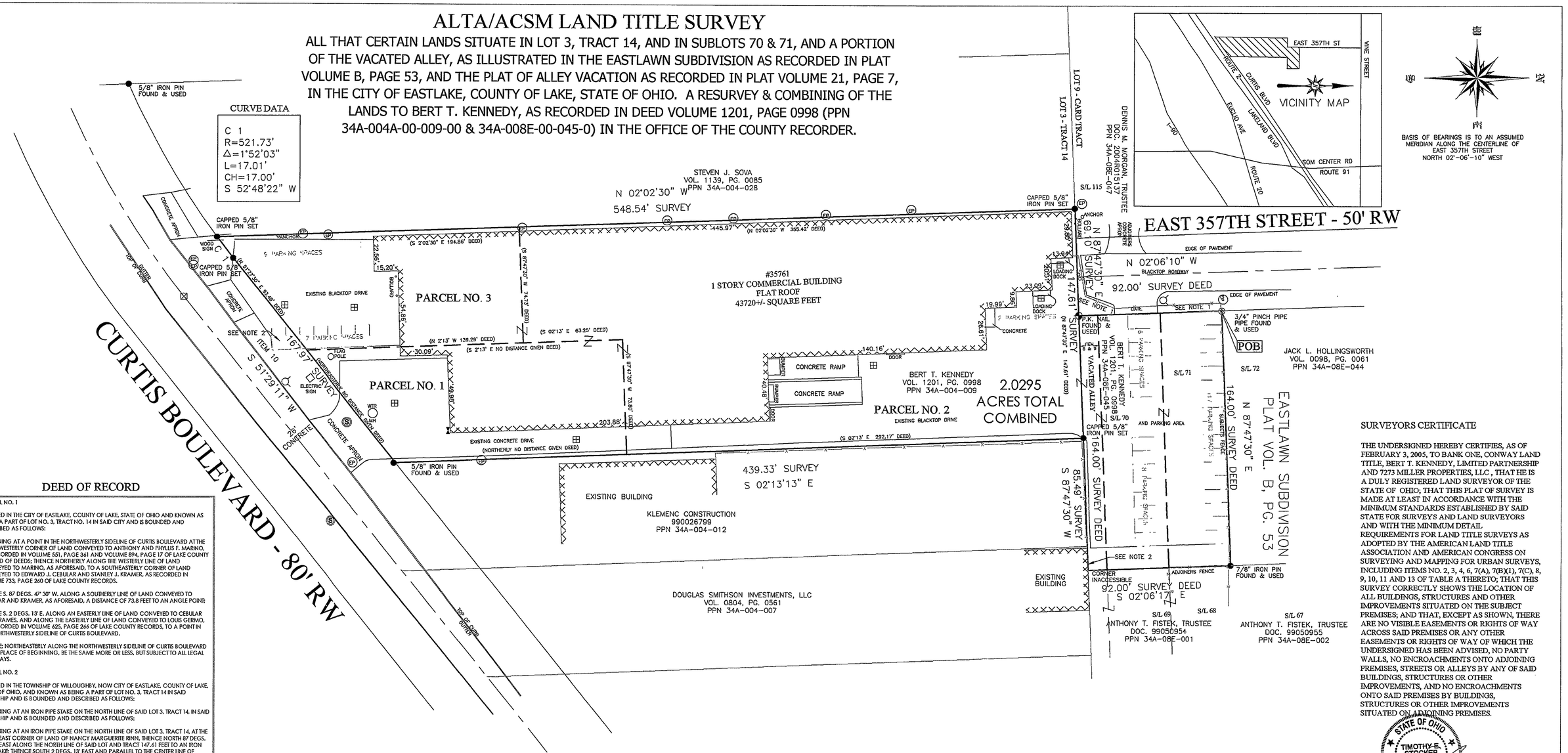
ALTA/ACSM LAND TITLE SURVEY

ALL THAT CERTAIN LANDS SITUATE IN LOT 3, TRACT 14, AND IN SUBLOTS 70 & 71, AND A PORTION OF THE VACATED ALLEY, AS ILLUSTRATED IN THE EASTLAWN SUBDIVISION AS RECORDED IN PLAT VOLUME B, PAGE 53, AND THE PLAT OF ALLEY VACATION AS RECORDED IN PLAT VOLUME 21, PAGE 7, IN THE CITY OF EASTLAKE, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY & COMBINING OF THE LANDS TO BERT T. KENNEDY, AS RECORDED IN DEED VOLUME 1201, PAGE 0998 (PPN 34A-004A-00-009-00 & 34A-008E-00-045-0) IN THE OFFICE OF THE COUNTY RECORDER.



DEED OF RECORD

PARCEL NO. 1

SITUATED IN THE CITY OF EASTLAKE, COUNTY OF LAKE, STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NO. 3, TRACT NO. 14 IN SAID CITY AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY SIDELINE OF CURTIS BOULEVARD AT THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO ANTHONY AND PHYLLIS F. MARINO, AS RECORDED IN VOLUME 551, PAGE 361 AND VOLUME 894, PAGE 17 OF LAKE COUNTY RECORD OF DEEDS; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LAND CONVEYED TO MARINO, AS AFORESAID, TO A SOUTHEASTERLY CORNER OF LAND CONVEYED TO EDWARD J. CEBULAR AND STANLEY J. KRAMER, AS RECORDED IN VOLUME 733, PAGE 260 OF LAKE COUNTY RECORDS.

THENCE S. 87 DEGS. 47' 30" W. ALONG A SOUTHERLY LINE OF LAND CONVEYED TO CEBULAR AND KRAMER, AS AFORESAID, A DISTANCE OF 73.8 FEET TO AN ANGLE POINT;

THENCE S. 2 DEGS. 13' E. ALONG AN EASTERLY LINE OF LAND CONVEYED TO CEBULAR AND KRAMER, AND ALONG THE EASTERLY LINE OF LAND CONVEYED TO LOUIS GERNO, AS RECORDED IN VOLUME 625, PAGE 266 OF LAKE COUNTY RECORDS, TO A POINT IN THE NORTHWESTERLY SIDELINE OF CURTIS BOULEVARD.

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDELINE OF CURTIS BOULEVARD TO THE PLACE OF BEGINNING, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL NO. 2

SITUATED IN THE TOWNSHIP OF WILLOUGHBY, NOW CITY OF EASTLAKE, COUNTY OF LAKE, STATE OF OHIO, AND KNOWN AS BEING A PART OF LOT NO. 3, TRACT 14 IN SAID TOWNSHIP AND IS BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIPE STAKE ON THE NORTH LINE OF SAID LOT 3, TRACT 14, IN SAID TOWNSHIP AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE STAKE ON THE NORTH LINE OF SAID LOT 3, TRACT 14, AT THE NORTHEAST CORNER OF LAND OF NANCY MARGUERITE RINN, THENCE NORTH 87 DEGS. 47' 30" EAST ALONG THE NORTH LINE OF SAID LOT AND TRACT 147.61 FEET TO AN IRON PIPE STAKE; THENCE SOUTH 2 DEGS. 13' EAST AND PARALLEL TO THE CENTER LINE OF BEIDLER ROAD, ALSO KNOWN AS EAST 361 STREET, 292.17 FEET TO AN IRON PIPE STAKE; THENCE SOUTH 87 DEGS. 47' 30" WEST, 73.8 FEET TO AN IRON PIPE STAKE' THENCE SOUTH 2 DEGS. 13' EAST, 63.25 FEET TO AN IRON PIPE STAKE; THENCE SOUTH 87 DEGS. 47' 30" WEST, 74.73 FEET TO AN IRON PIPE STAKE ON THE EAST LINE OF SAID LAND OF NANCY MARGUERITE RINN; THENCE NORTH 2 DEGS. 02' 30" WEST ALONG SAID RINNS EAST LINE, 355.42 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.101 ACRES OF LAND ACCORDING TO A SURVEY MADE MY THE CLARK AND PIKE COMPANY, WILLOUGHBY, OHIO, AUGUST 1939M OHIO SURVEYOR LICENSE NO. 798. BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL NO. 3

SITUATED IN THE CITY OF EASTLAKE, COUNTY OF LAKE, STATE OF OHIO AND KNOWN AS BEING PART OF LOT 2, TRACT 14 IN SAID CITY AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH RIGHT-OF-WAY LINE OF THE NORTH MARGINAL ROAD WHERE THE SAME IS INTERSECTED BY THE WEST LINE OF LAND OF STANLEY J. KRAMER AND EDWARD J. CEBULAR, AS RECORDED IN VOLUME 568, PAGE 232 AND 271 OF LAKE COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF THE SAID KRAMER AND CEBULAR, NORTH 2 DEGREES AND 13 MINUTES WEST, A DISTANCE OF 139.29 FEET TO A SOUTHEAST CORNER OF LAND OF WALTER G. AND VELMA V. FIELDING SOUTH 87 DEGREES. 47 MINUTES AND 30 SECONDS WEST, A DISTANCE OF 74.73 FEET TO A POINT IN THE EAST LINE OF LAND OF NANCY M. RINN; SOUTH 2 DEGREES, 02 MINUTES AND 30 SECONDS EAST, A DISTANCE OF 194.86 FEET TO THE NORTH LINE OF SAID NORTH MARGINAL ROAD, NORTH 51 DEGREES, 27 MINUTES AND 30 SECONDS EAST, A DISTANCE OF 93.49 FEET TO THE PLACE OF BEGINNING AS DESCRIBED FROM LAKE COUNTY RECORDS BY R.C. DILWORTH REG. SURVEYOR NO. 4215, CRABBS SURVEYING SERVICE, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL NO. 4

SITUATED IN THE CITY OF EASTLAKE, COUNTY OF LAKE, STATE OF OHIO, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERN CORNER OF SUBLOT 71 IN EASTTOWN SUBDIVISION OF A PART OF LOT ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 9, CAROL TRACT, AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION IN VOLUME 8 OF MAPS, PAGE 53 OF LAKE COUNTY RECORDS, THEN 164 FEET EAST N 89°34'15" W ALONG THE NORTHERLY LINE OF SAID SUBLOT; THENCE SOUTH 92 FEET, N 00°34'-21" E ALONG THE EASTERLY LINE OF SUBLOTS 71 AND 70, THEN WEST 165 FEET, S 89°34'15" PARALLEL TO THE SOUTHERLY LINE OF SUBLOT 70, TWELVE FEET SOUTH OF SAID PROPERTY LINE, THEN 92 FEET NORTH, N 00°34'21" E TO THE PLACE OF BEGINNING, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

LEGEND

- (S) SANITARY MANHOLE
- STM ○ STORM MANHOLE
- MH
- ⊞ INLET
- HYDRANT
- EP ○ ELECTRIC POLE
- CO ○ CLEANOUT
- GAS SUPPLY
- WTR ○ WATER MANHOLE
- MH
- ● IRON PIN FOUND/SET
- ◎ IRON PIPE
- P.K. NAIL
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED
- PLAT PLAT RECITED

SCHEDULE B - CONWAY LAND TITLE COMPANY

COMMITMENT NUMBER : 0412025E
DATED JANUARY 12, 2005

ITEM NO.	DESCRIPTION	AFFECTS PROPERTY
ITEM 8	THE PLAT RECORDED IN VOLUME 21, PAGE 7 OF LAKE COUNTY RECORDS SHOWS A VACATION OF A 12 FOOT ALLEY.	AS SHOWN
ITEM 9	ORDINANCE NO. 1993-186 VACATING A PORTION OF LAND IN THE CITY OF EASTLAKE, DATED OCTOBER 27, 1993, FILED FOR RECORD APRIL 29, 1999 AT 2:33:04 P.M. AND BEING RECORDED IN LAKE COUNTY RECORDER'S FILE NO. 990020605.	AS SHOWN
ITEM 10	DEDICATION OF CURTIS BOULEVARD IN ORDINANCE 1961-61.	AS SHOWN

NOTES

NOTE 1 – SUBJECT FENCE APPEARS TO BE LOCATED IN THE RIGHT OF WAY OF EAST 357TH STREET

NOTE 2 – ADJOINERS BUILDING APPEARS TO BE LOCATED ON THE PROPERTY LINE

NOTE 3 – SUBJECTS PARKING AREA APPEARS TO BE LOCATED IN THE RIGHT OF WAY OF CURTIS BOULEVARD

PARKING TALLY

49 PARKING SPACES

30' 0' 30' 60'

SCALE: 1" = 30'

DATE OF ORIGINAL: FEBRUARY 3, 2005
REVISION: _____ DATE: _____, 2005
REVISION: _____ DATE: _____, 2005

SURVEYORS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES, AS OF FEBRUARY 3, 2005, TO BANK ONE, CONWAY LAND TITLE, BERT T. KENNEDY, LIMITED PARTNERSHIP AND 7273 MILLER PROPERTIES, LLC , THAT HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF OHIO; THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYORS AND WITH THE MINIMUM DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING FOR URBAN SURVEYS, INCLUDING ITEMS NO. 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11 AND 13 OF TABLE A THERETO; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

STATE OF OHIO
TIMOTHY E. STOCKER
7245
REGISTERED
PROFESSIONAL SURVEYOR

TIMOTHY E. STOCKER, P.S. 7245

THE RECORD DOCUMENTS NOTED ON THIS PLAT OF SURVEY ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS DETERMINED BY CONWAY LAND TITLE COMPANY., AND SET FORTH IN COMMITMENT NO. 0412025EC DATED JANUARY 12, 2005 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY.

CRABBS' SURVEYING SERVICE MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT TO SURVEYED PROPERTY.

FLOOD NOTE

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 4 OF 4 COMMUNITY PANEL NUMBER 390313 0004B, WITH AN EFFECTIVE DATE OF FEBRUARY 18, 1981 THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING.

PREPARED FOR:
- BANK ONE -
- CONWAY LAND TITLE COMPANY -
- 7273 MILLER PROPERTIES, LLC -
- BERT T. KENNEDY LIMITED PARTNERSHIP -

PROJECT NAME: ALTA / ACSM LAND TITLE SURVEY

PROJECT ADDRESS: 35761 CURTIS BLVD. EASTLAKE, OHIO

PROJECT LOCATION: ASHTABULA COUNTY, OHIO

JOB NUMBER: 3730

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

CSS
CRABBS' SURVEYING SERVICE
10 WEST ERIE STREET, SUITE 101
PAINESVILLE, OHIO 44077
1 — 800 — 488 — 3968

CHK: T. STOCKER

DRN: S. LOVEJOY
REV: