BASIS OF BEARINGS:

Centerline bearing of Hubbard Road (CR-7) was observed to be North 01°03'48" West based upon the Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

REFERENCE WORKS:

"Map of Survey for Richard & Imogene Vanallen" by James A. Ziemba, P.S. 7094 in May 2005 on file at the Lake County Tax Map Office. "Lot Split of Lands" by Timothy E. Stocker, P.S. 7245 in February 2004 on file at the Lake County Tax Map Office. "Resurvey and Combination of Lands" by Timothy E. Stocker, P.S. 7245 in June 2012 on file at

GENERAL:

This survey was performed using conventional surveying instrumentation and methods in accordance with Chapter 4733-37 of the Ohio Administrative Code. No Transfer is taking place with the recording of the survey. This survey is being recorded as a graphic representation of a Legal Description in a Deed.

STATE OF OHIO
JEREMY M. SACK
S-8557
REGISTERED
PROFESSIONAL SURVEYOR

SURVEYOR CERTIFICATION:

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records, and meets the minimum standards for boundary surveys as set by the Ohio Revised Code Section No. 4733-37. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge.

Jeremy M. Sack P.S. No. S-8557 — May 26, 2015 Date

Hubbard Road, 60' (CR-7)
(Public Right of Way)

SANDY POINTE CONDOMINIUM
Phase I-C
(PLAT BOOK 45 PAGE 37)

SANDY POINTE CONDOMINIUM
(PLAT BOOK 63 PAGE 2)

PHASE 1-B
(VOL. 29, PG. 29)

PARCEL 'A'
AIRLAND PROPERTIES LLC
P.I.D. 01-B-097-0-00-013-0
Doc. No. 2004R049245
14.688 Acres Deed

PHASE 1-F
(VOL. 54, PG. 33)

PHASE 1-A
(VOL. 28, PG. 17)

AIRLAND PROPERTIES LLC
P.I.D. 01-B-097-0-00-013-0
Doc. No. 2004R049245
25.00 Acres Deed
10/20/2004

PARCEL 'B'
AIRLAND PROPERTIES LLC
P.I.D. 01-B-097-0-00-013-0
VOL. 54, PG. 33
14.688 Acres Deed

5/8" I. PIN Fnd. & Usd. @ 30.00'

N 1°03'48" W 592.52' Dd.

LOT 7, TRACT 3 — COWLES LOT, TRACT 2

RW

3/4" Iron Pipe Found & Used @ 30.00'

300.00' Dd. & Msd.

THERESA & KATHLEEN BOYCE
P.I.D. 01-B-097-0-00-014-0
Doc. No. 2010R013077
0.721 Acres Deed
06/17/2010

3/4" Iron Pipe Found 0.12' E 0.17' N

104.69' Dd. & Msd.

N 01°03'50" W 104.69' Dd. & Msd.

N 88°41'57" E 300.00' Dd. & Msd.

30' Side Yard Setback

N 88°41'57" E 1786.78' Dd. 1782.28' Msd.
1486.78' Dd. 1482.28' Msd.

5/8" Bend Iron Pin Found & Used

DOROTHY M. BROTZMAN TRUSTEE
P.I.D. 01-B-101-0-00-018-0
Doc. No. 2007R001275
25.65 Acres Deed
01/1/2007

GEORGETOWN MANOR APARTMENTS LIMITED
P.I.D. 01-B-097-0-00-017-0
Doc. No. 1999R027591
3.525 Acres Deed
06/10/1999

1486.78 Dd. 1483.33' Msd.

N 88°41'57" E 1777.20' Dd. 1783.33' Msd.

104.69' Dd. & Msd.

102.15' Msd.

3/4" Pinched Top Pipe Found 0.64' E 0.12' N

5/8" Iron Pin w/cap "Benchmark" Found 0.21' E 0.57' N

N 88°26'15" E 660.00' Dd. & Msd.

340.00' Dd. & Msd.

320.00' Dd. & Msd.

GEORGETOWN MANOR APARTMENTS LIMITED
P.I.D. 01-B-097-0-00-016-0
Doc. No. 2015R002667
0.515 Acres Deed
02/4/2015

66.00' Dd. & Msd.

S 88°26'15" W 340.00'

N 01°03'50" W 66.00'

S 01°03'50" E 66.00' Dd. & Msd.

320.00' Dd. & Msd.

GEORGETOWN MANOR APARTMENTS LIMITED
P.I.D. 01-B-097-0-00-017-0
Doc. No. 1999R027591
5.488 Acres Deed
06/10/1999

50' Rear Yard Setback

160.00' Msd.

166.06' Dd.

515.63' Msd.

S 01°38'16" E

1124.98' Msd.

N 88°26'15" E 1444.98' Msd.

5/8" Iron Pin in Conc. Found Used for N-S 0.37' E

5/8" Iron Pipe Found 0.09' E 0.62' N

517.82' Msd.

N 01°03'48" W 249.67' Msd.

GEORGETOWN MANOR APARTMENTS LIMITED
P.I.D. 01-B-097-0-00-028-0
Doc. No. 1999R027591
1.959 Acres Deed
06/10/1999

N 01°03'50" W 249.91'

40' Front Yard Setback

GEORGETOWN MANOR APARTMENTS LIMITED
P.I.D. 01-B-097-0-00-017-0
Doc. No. 1999R027591
8.33 Acres Deed
06/10/1999

1" Iron Pin w/cap "Benchmark" Found 7.74' W 5.57' N

1" Iron Pin w/cap "Benchmark" Found Used for N-S 0.13' W

30' Side Yard Setback

250.95' Dd. 249.67' Msd.

N 01°03'48" W

250.94' Dd. & Msd.

DOROTHY M. BROTZMAN TRUSTEE
P.I.D. 01-B-101-0-00-013-0
Doc. No. 2007R001274
27.65 Acres Deed
01/1/2007

5/8" Iron Pin Found & Used

S 88°28'44" W 1,351.85'

340.00' Dd. & Msd.

N 88°28'44" E 435.64' Dd. & Msd.

5/8" Iron Pin w/cap "Benchmark" Found Used for E-W 0.99' S

30' Side Yard Setback

GEORGETOWN MANOR APARTMENTS LIMITED
P.I.D. 01-B-097-0-00-018-0
Doc. No. 2004R057863
1.00 Acres Deed
12/16/2004

50' Rear Yard S.B.

S 01°03'50" E 100.00' Dd. & Msd.

100.00' Dd. & Msd.

S 88°28'44" W 435.64' Dd. & Msd.

5/8" Iron Pin w/cap "Crabbs" Found 5.02' E 1.12' S

5/8" Iron Pin w/cap "Benchmark" Found 8.10' W 1.91' S

GENE SR LLC
P.I.D. 01-B-097-0-00-036-0
Doc. No. 2012R015631
5.4618 Acres Deed
06/12/2012

CW ONE REALTY LLC
P.I.D. 01-B-097-0-00-019-0
Doc. No. 2009R018275
13.911 Acres Deed
07/13/2009

Principal Point of Beginning

1307.90 Dd. 1309.30' Msd.

GENE SR LLC
P.I.D. 01-B-097-0-00-035-0
Doc. No. 2012R015631
1.1024 Acres Deed
06/12/2012

5/8" Iron Pipe w/cap "Cor" Found 5.02' E 0.14' N

N 01°03'48" W

Chapel Road, 50' (CR-26)
(Public Right of Way)

LOT 7, TRACT 3 — COWLES LOT, TRACT 2

LOT 8, TRACT 3 — COWLES LOT, TRACT 2

3/4" Iron Pin in Mon. Box Found & Used (Point of Beginning)

Combined Parcel
GEORGETOWN MANOR APARTMENTS LIMITED
P.I.D:
Doc. No.
21.5479 ACRES
SURVEY
938,625 S.F.

(A) Combined Parcel Area in ROW
0.3566 ACRES
15,533 S.F.

- MONUMENT FOUND, AS NOTED
- 5/8" x 30" IRON PIN SET WITH CAP MARKED "TGC ENG. 7631-8557"
- MONUMENT BOX, AS NOTED

BOUNDARY SURVEY AND CONSOLIDATION PLAT FOR Georgetown Manor Apartments Limited

Creating Parcel No. _____

Situated in the Township of Madison, County of Lake and State of Ohio and known as being part of Cowles Lot, Tract 2, Township 12 North, Range 6 East in the Connecticut Western Reserve.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

BEARINGS ARE BASED ON NAD83 OHIO STATE PLANE COORDINATES, NORTH ZONE, GROUND.

TOWNSHIP APPROVAL:

Approved by Madison Township on this _____ day of _____, 2015

_____
Madison Township Zoning Inspector

TGC Engineering, LLC
1310 Sharon Copley Road, P.O. Box 37
Sharon Center, OH 44274
P 330.590.8004 F 888.820.8423

Job No. 1496 , Page 1 of 1

File: C:\Use ers\jmsjobs\1496 hubbard madison twp opbr\dwg\1496 consolidation.dwg Saved: 7/6/2015 11:51 AM (jeremy) Plotted: 7/6/2015 1:10 PM (jeremy) PlotStyle: (TGC 6.ctb) Scale: (1:1) Page Setup: (------)