

ALTA-ACSM LAND TITLE SURVEY

OF PPN'S 16B-64-032 & 033

OF LAND CONVEYED TO "NEIGHBORING" CITY OF MENTOR, COUNTY OF LAKE, OHIO

PART OF LOT 10, TRACT 10

CONNECITCUT WESTERN RESERVE

SCALE 1"=50' SEPTEMBER 2014

LEGAL DESCRIPTION

PARCEL 1: 16B-064-0-00-032-0 - 1.171 ACRES

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Original Mentor Township Lot No. 3, Tract No. 10 and being further bounded and described as follows:

Beginning at a point in the centerline of Heisley Road (60 feet wide), said point being located North 23°12'00" East along said centerline, 160.44 feet from its intersection with the northerly line of land conveyed to Osborne Brothers Enterprises by deed recorded in Volume 843, Page 787 of Lake County Deed Records;

Course I: Thence North 63°00'50" West, along a line parallel with said northerly line of Osborne Brothers Enterprises, 340.74 feet to a point;

Course II: Thence North 23°12'00" East, along a line parallel with and 340.00 feet westerly by normal measurement from said centerline of Heisley Road, 150.00 feet to a point in the southerly line of land conveyed to Richard M. Osborne, by deed recorded in Volume 842, Page 1300 of Lake County Deed Records;

Course III: Thence South 63°00'50" East, along the southerly line of land so conveyed to Richard M. Osborne, 340.74 feet to a point in said centerline of Heisley Road;

Course IV: Thence South 13°12'00" West, along said centerline, 150.00 feet to the Place of Beginning and containing about 1.71 acres of land as calculated and described May 1960 by Land Design Consultants, Inc. Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways. distance of 640.52 feet to a point in the centerline of said Heisley Road;

PARCEL 2: 16B-064-0-00-033-0 - 1.683 ACRES

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Lot 3, Tract 10, and is further bounded and described as follows:

Beginning in the centerline of Heisley Road at the southeastern corner of land conveyed to A. & P. Carpe's by deed recorded in Volume 878, Page 894 of Lake County Deed Records:

COURSE I: Thence southerly along the centerline of Heisley Road, South 23°12'00" West, a distance of 135.39 feet to a point;

COURSE II: Thence westerly by a line bearing North 63°00'50" West, a distance of 445.98 feet to a point;

COURSE III: Thence northerly by a line bearing North 26°59'10" East, a distance of 284.77 feet to a point;

COURSE IV: Thence northerly by a line bearing North 26°59'10" East, a distance of 86.39 feet to the northwesterly corner of A. & P. Carpe's land;

COURSE V: Thence southerly along the westerly line of said A. & P. Carpe's land, South 23°12'00" West, a distance of 150.00 feet to A. & P. Carpe's southwesterly corner;

COURSE VI: Thence easterly along the southerly line of said A. & P. Carpe's land, South 63°00'50" East, a distance of 340.74 feet to the Place of Beginning as calculated and described from existing records in April, 1965 by George C. Hadden, Ohio Registered Surveyor No. 9176 of Colyzer-Thomas, Inc., be the same, more or less, but subject to all legal highways.

SCHEDULE "B" ITEMS

- Easement for Highway purposes from Joseph Michael Rosel and Esther Rosel, to the State of Ohio filed for record May 12, 1960 and recorded in Vol. 500, Page 87 of Lake County Records. DOES NOT AFFECT CAPTION.
- Grant of Road and Utility Easement from Ralph Victor and Kenneth T. Sowul, to Osborne Bros. Enterprises, Inc., filed for record December 20, 1979 and recorded in Vol. 1029, Page 1106 of Lake County Records. AFFECTS PARCEL 2 OF CAPTION AND PLOTTED.
- Restrictions contained in deed from O.W.O. Investments, an Ohio General Partnership, to Neighboring: Mental Health Services, Inc., an Ohio Non-Profit Corporation, filed for record August 23, 1994 and recorded in Deed Vol. 1042, Page 532 of Lake County Records. 1) Any building constructed on the property shall have a MINIMUM Setback of (75') from the access drive to the south of parcel 2. 2) Any building construction on the property shall be so constructed so that the brick veneer of any NEWLY constructed building shall be SUBSTANTIALLY SIMILAR to the brick veneer that exists on the east side of the existing building. AFFECTS PARCEL 2 OF CAPTION.
- Easement for underground communication systems from Osborne Brothers Enterprises, Inc., to The Ohio Bell Telephone Company filed for record April 12, 1979 and recorded in Vol. 1028 page 1107 of Lake County Records. DOES NOT AFFECT CAPTION.
- Same as No. 12 above.
- Mutual Grant and Acceptance of Non-Exclusive Easements and Subordination Agreement recorded December 26, 1985 as Vol. 185 Page 314 of Lake County Records. (PLOTTED PARTIALLY, GRANTS EASEMENTS SHOWN ON EXHIBITS A, A-1, A-3, A-3A-4. AFFECTS PARCEL 2 OF CAPTION AND MORE LAND.
- Mutual Grant and Acceptance of Non-Exclusive Easements and Subordination Agreement recorded December 26, 1985 as Vol. 185 Page 334 of Lake County Records. (PLOTTED PARTIALLY, GRANTS EASEMENTS SHOWN ON EXHIBITS A, A-1, A-3, A-3A-4. SAME AS NO. 20 ABOVE.
- Earthen Mound and Sign Easement from Neighboring: Mental Health Services, Inc., an Ohio Non-Profit Corporation, to O.W.O. Investments, an Ohio General Partnership, filed for record August 23, 1994 and recorded in Deed Volume 1042, Page 536 of Lake County Records. AFFECTS PARCEL 2 OF CAPTION AND PLOTTED.
- Acknowledgment of Rights and Obligations under existing Mutual Grant and Acceptance of Non-Exclusive Easements by and between Neighboring: Mental Health Services, Inc., an Ohio Non-Profit Corporation (Buyer) and O.W.O. Investments (Seller), filed for record August 23, 1994 and recorded in Deed Book 1042, Page 539 of Lake County Records. SAME AS NO. 20 ABOVE.

NOTE: LDC HAS FULL SIZE EXHIBITS OF EASEMENTS CONTAINED IN NO.20 ABOVE

SURVEY LEGEND

Meas. = Measured D. = Deed
Plat = Subdivision Plat Rec. = Record
D./M. = Deed & Measured Act. = Actual

FLOOD NOTE

Subject Property is Located in "ZONE X" as shown by Lake, Ohio Community Panel 39085C-0108F, Dated 2/03/2010.

CERTIFICATION

To STERIS CORPORATION, CHICAGO TITLE INSURANCE COMPANY, NO LENDER:
FILE NO. 504131528, EFFECTIVE DECEMBER 26, 2013 AT 7:29 AM

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items NONE GIVEN of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

(Signed: *James R. Pegoraro, Jr.* 9/29/2014 (seal)
JAMES R. PEGORARO, JR. Registration No.8150

ZONING

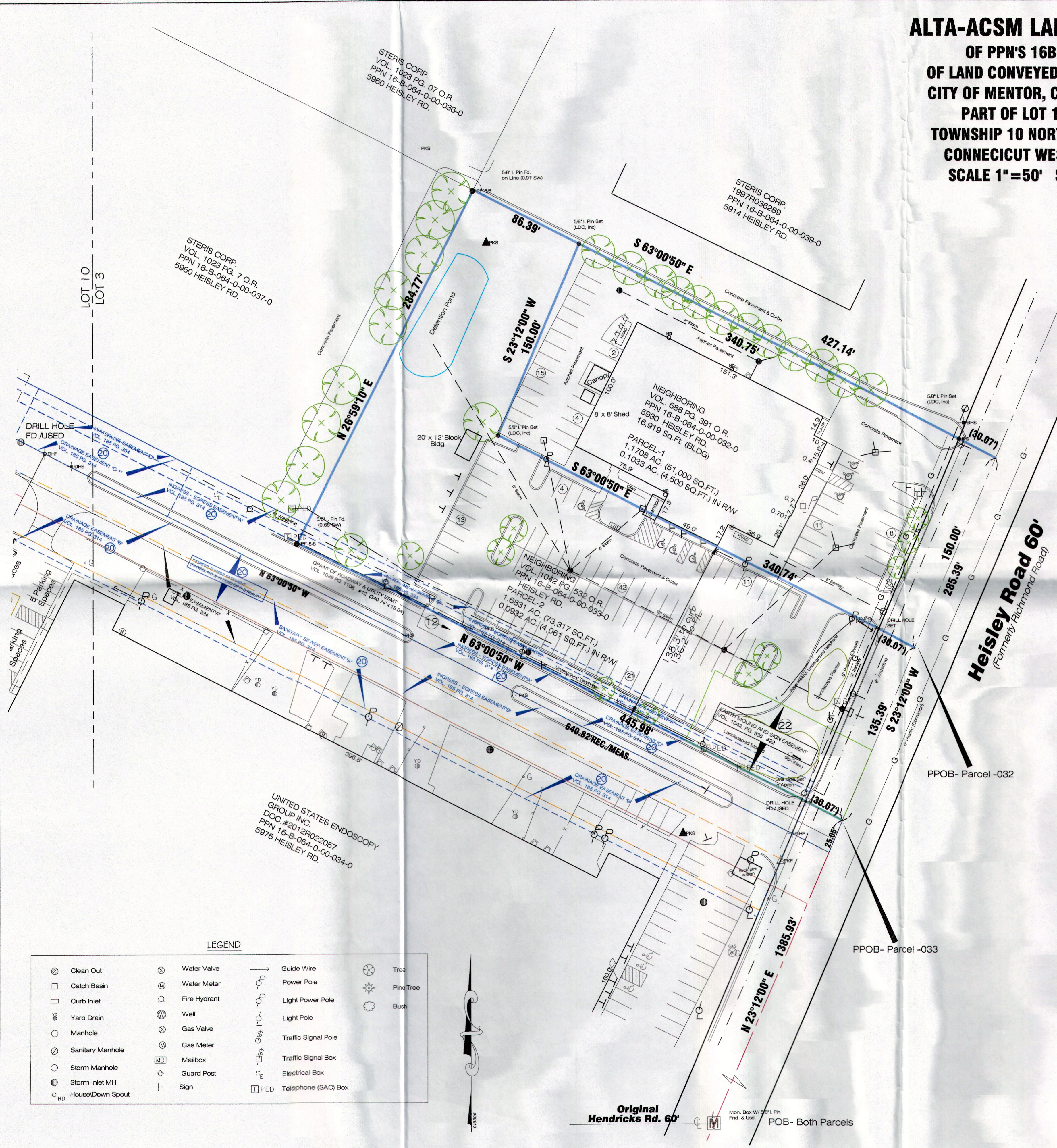
Property is zoned M-1 District, 50' Min. Front Setback and 10' Min. Rear & Side Setback

APPARENT ENCROACHMENTS

NONE APPARENT

PARKING SPACES

88 STANDARD SPACES AND 4 HANDICAPPED SPACES IN PARCEL #1
37 STANDARD SPACES AND 3 HANDICAPPED SPACES IN PARCEL #2
125 TOTAL STANDARD SPACES (BOTH PARCELS)
7 HANDICAPPED SPACES (BOTH PARCELS)



LEGEND

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
1925 Osborne Drive Mentor, Ohio 44060
TEL: (440) 255-3453 (440) 961-1440
FAX: (440) 255-9575
L.D.C. Inc. d.b.a.

DATE 09/29/2014
SCALE: HOR. 1"=50'
VERT. _____
FILENAME ALTA
COMPUTER S:
TAB NAME Plat

ALTA-ACSM
Land Title Survey
City of Mentor - Lake County - Ohio

SHEET / OF
1 / 1
CONTRACT No.
STERC1-1401

PPNIS 16B-064-032 & 033