

ALTA/NSPS Land Title Survey

Zoning Information			
PROPERTY IS CURRENTLY ZONED AWAITING ZONING REPORT			
ITEM	REQUIRED	OBSERVED	Notes:
PERMITTED USE	N/A	N/A	Because there may be a need for interpretation of the applicable zoning code, no color code is used.
MIN. LOT AREA	N/A	101,396 SQ. FT.	
MIN. LOT WIDTH	N/A	429.29 FT.	
MAX. BLDG. COVERAGE	N/A	3%	
MIN. SETBACKS FRONT	N/A	71.0 FT.	
MIN. SETBACKS SIDE	N/A	31.8 FT.	
MIN. SETBACKS REAR	N/A	48.0 FT.	
MAX. BUILDING HEIGHT	N/A	21.7 FT.	
PARKING REGULAR	N/A	N/A	
PARKING HANDICAP	N/A	N/A	
PARKING TOTAL	N/A	N/A	

How & Associates makes no warranty to the exact regulations or ordinances represented on the drawing herein. The user of this survey should consult an attorney or title insurer to verify the zoning classification of the property as well as the applicable restrictions and requirements associated with such zoning classifications.

Flood Note

By graphic plotting only, this property is in Zones X and A of the Flood Insurance Rate Map, Community Panel No. 39850068G, which bears an effective date of 05/04/2021 and is partially in a Special Flood Hazard Area.

Zone Definitions According to the FEMA website.

Zone "X" - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Zone "A" - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE AND STATE OF OHIO, BEING PART OF LOT 8, TRACT 3, IN RANGE 6, TOWNSHIP 12 OF THE CONNECTICUT WESTERN RESERVE. A RESURVEY AND COMBINATION OF THE LANDS NOW OR FORMERLY OF ARTCRAFT HOMES, INC. (APN: 01B1180000030 & APN: 01B1180000040) AS RECORDED IN VOLUME 501 OF DEEDS, PAGE 370.

Schedule A Description

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE AND STATE OF OHIO, BEING PART OF LOT 8, TRACT 3, IN RANGE 6, TOWNSHIP 12 OF THE CONNECTICUT WESTERN RESERVE. A RESURVEY AND COMBINATION OF THE LANDS NOW OR FORMERLY OF ARTCRAFT HOMES, INC. (APN: 01B1180000030 & APN: 01B1180000040) AS RECORDED IN VOLUME 501 OF DEEDS, PAGE 370. ALL BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1" REBAR IN A MONUMENT BOX ASSEMBLY AT THE CENTERLINE INTERSECTION OF HUBBARD ROAD (S.R. 528, 60' WIDE) AND CHAPEL ROAD (50' WIDE);

THENCE ALONG THE CENTERLINE OF SAID CHAPEL ROAD, S 87°48'27" W A DISTANCE OF 254.50' TO THE POINT AND PLACE OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF MARK & CHRISTINE EVANS (APN: 01B1180000010) AS RECORDED IN DOCUMENT NO. 2021030309, S 01°01'39" E, PASSING AN EXISTING 1/2" REBAR AT 29.91', A TOTAL DISTANCE OF 243.12' TO A SET 1/2" CAPPED REBAR INSCRIBED "J" BRUNNER OH P88541";

THENCE ALONG THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF MADISON PLACE PARTNERSHIP LTD (APN: 01B1180000030) AS RECORDED IN DOCUMENT NO. 2008R024036, THE FOLLOWING (2) COURSES AND DISTANCES:

- S 87°48'27" W A DISTANCE OF 307.10' TO A POINT;
- S 87°48'27" W A DISTANCE OF 124.69' TO A SET 1/2" CAPPED REBAR INSCRIBED "J" BRUNNER OH P88541";

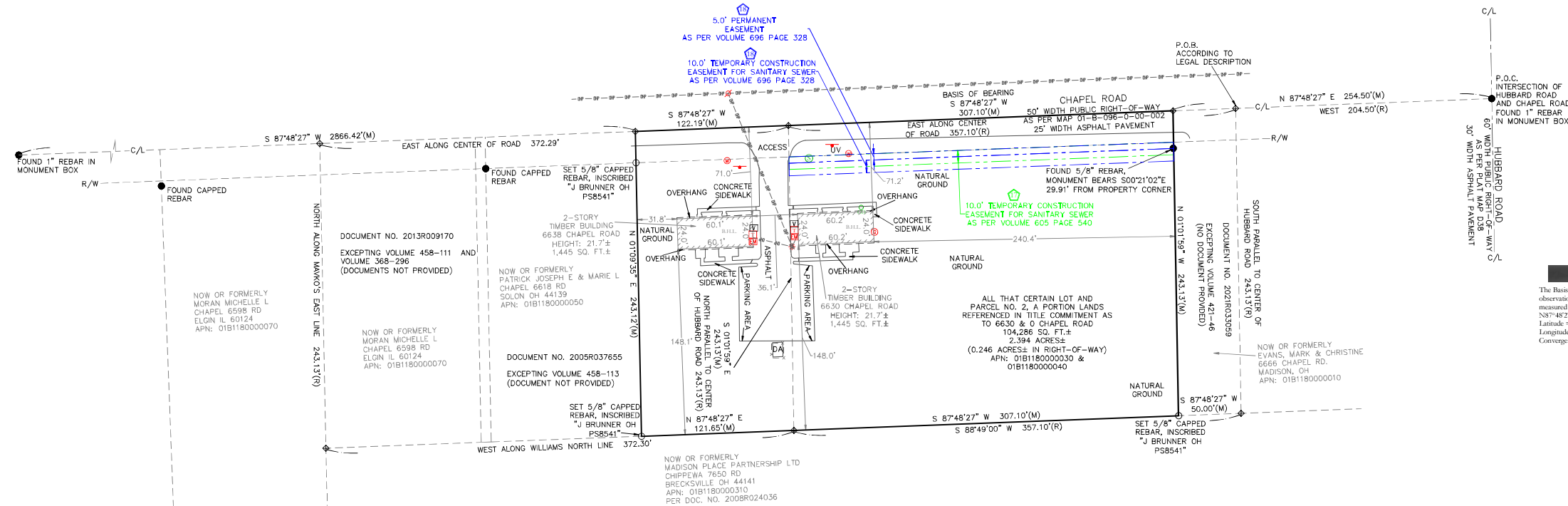
THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF JOSEPH E. & MARIE L. PATRICK (APN: 01B1180000050) AS RECORDED IN DOCUMENT NO. 2006R037655, N 01°09'33" W, PASSING THROUGH A SET 1/2" CAPPED REBAR INSCRIBED "J" BRUNNER OH P88541" AT 213.12', A TOTAL DISTANCE OF 243.12' TO A POINT IN THE CENTERLINE OF CHAPEL ROAD;

THENCE ALONG THE CENTERLINE OF SAID CHAPEL ROAD THE FOLLOWING (2) COURSES AND DISTANCES:

- N 87°48'27" E A DISTANCE OF 122.19' TO A POINT;
- N 87°48'27" E A DISTANCE OF 307.10' TO THE POINT AND PLACE OF BEGINNING;

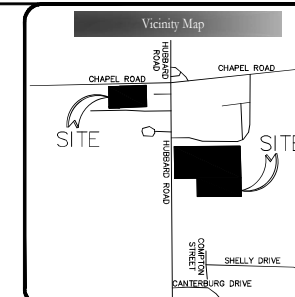
CONTAINING AN AREA OF 104286.49 SQUARE FEET, OR 2.394 ACRES MORE OR LESS (WITH 10732 SQUARE FEET, OR 0.246 ACRES MORE OR LESS BEING IN THE RIGHT OF WAY), BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY MAP PREPARED BY BLEW & ASSOCIATES, P.A., SIGNED BY JEROME D. BRUNNER PROFESSIONAL SURVEYOR NO. 8541, DATED AUGUST 26, 2021, REVISED OCTOBER 15, 2021. BASIS OF BEARING IS GRID NORTH, PER OHIO STATE PLANE, NORTHERN ZONE NAD83, AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N 87°48'27" E.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE AND COMBINE LANDS NOW OR FORMERLY OF ARTCRAFT HOMES, INC. (APN: 01B1180000030 & APN: 01B1180000040), AS RECORDED IN VOLUME 501 OF DEEDS, PAGE 370.

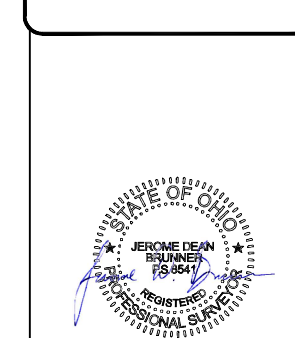
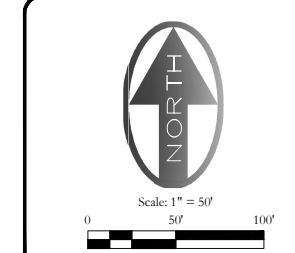


Basis of Bearing

The Basis of Bearing for this survey is per GPS coordinate observations Ohio State Plane, Northern Zone NAD83, as measured along the Centerline of Chapel Road which bears N87°48'27" W per GPS coordinate observation. Latitude = 41°49'10.447635" Longitude = -81°03'01.348045" Convergence Angle = 0°37'08.39766"



Legend of Symbols & Abbreviations	
○	SET MONUMENT AS NOTED
●	FOUND MONUMENT AS NOTED
+	COMPUTED POINT
⊕	TELEPHONE CABINET
⊖	ELECTRIC METER
⊞	MAILBOX
⊟	TV CABINET
⊠	SANITARY MANHOLE
⊡	FIRE HYDRANT
⊢	WATER VAULT
⊣	POWER POLE
⊤	GUY ARCHER
⊥	SIGN
⊦	LIGHT POST
⊧	BUILDING HEIGHT LOCATION
⊨	GAS METER
⊩	CLEAN OUT
⊪	WATER METER
⊫	UTILITY VAULT
⊬	DUMPSTER AREA
⊭	RIGHT-OF-WAY
⊮	CENTER LINE
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
⊙	SATELLITE DISH
⊚	GRADED INLET
HR	HANDRAIL
---	PROPERTY LINE
- - - -	ADJOINER LINE
- · - · -	CENTERLINE ROAD
- · - · - · -	RIGHT-OF-WAY
- · - · - · - · -	EASEMENT LINE
- · - · - · - · - · -	FENCE LINE
- · - · - · - · - · - · -	FORTY LINE
- · - · - · - · - · - · - · -	OVERHANG POWER LINE
- · - · - · - · - · - · - · - · -	OVERHANG TELEPHONE LINE
- · - · - · - · - · - · - · - · - · -	CREEK LINE
⊞	REINFORCED CONCRETE PIPE



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DESIGNED BY:	REVISIONS:	DATE:
TJB	RE	08/26/2021
CHECKED BY:	DATE:	
JDB		
COUNTY & STATE:	JOB NUMBER:	
Lake County, Ohio	21-6495	

LOCATION:
 2069 HUBBARD RD, MADISON, OHIO 44057

FOR THE USE AND BENEFIT OF:
**PORTFOLIO IN
 MADISON OHIO**