

ALTA/ACSM SURVEY
OF
PARCEL 08A-019-00-005
AT
7611 AUBURN ROAD
OF PART OF
ORIGINAL LOT 10, TRACT NO. 3
NOW IN
CONCORD TOWNSHIP, LAKE COUNTY, OHIO
BY
THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OH. 44135
PHONE: (216) 251-3033 reitz@reitzeng.com
SCALE: 1" = 30'
DECEMBER, 2011

SCHEDULE B SECTION TWO EXCEPTIONS

EXCEPTION NUMBER	RECORDING INFO.	TO COMMITMENT NUMBER 251756 DATED OCTOBER 11, 2011
10	VOL. 536, PG. 188	EASEMENT FOR HIGHWAY PURPOSES TO STATE OF OHIO (S.R. 44 R/W, OUTSIDE LIMITS OF SURVEYED LEGAL DESCRIPTION)
11	VOL. 536, PG. 174	EASEMENT FOR HIGHWAY PURPOSES TO STATE OF OHIO (S.R. 44 R/W, OUTSIDE LIMITS OF SURVEYED LEGAL DESCRIPTION)
12	INSTR. # 990035446	LEASE TO GTE MOBLINET (SHOWN AS SHADED WITH DOTS)
13	INSTR. # 200134379	LEASE TO GTE MOBLINET (SHOWN AS SHADED WITH DOTS)

ZONING INFORMATION TABLE

SOURCE OF INFORMATION: CONCORD TOWNSHIP ZONING DEPARTMENT WEBSITE, "ZONING RESOLUTION" TAB HTTP://WWW.CONCORDTWP.COM/ZONINGDEPT.ASPX, ACCESSED DEC. 9, 2011		
ZONING DISTRICT:	GB - GATEWAY BUSINESS DISTRICT	
ITEM	CODE SECTION & REQUIREMENT	OBSERVED VALUE
PERMITTED USE:	TABLE 22.03, MEDICAL CLINIC - PERMITTED	(PROPOSED USE)
MINIMUM LOT AREA:	TABLE 22.04 = 0.5 AC.	1,166.1 AC.
MINIMUM FRONTAGE:	TABLE 22.04 = 100 FT.	199.8 FT.
MINIMUM LOT WIDTH:	TABLE 22.04 = 100 FT.	197 FT.
MAX. IMPERVIOUS SURFACE:	TABLE 22.04 = 70%	26.5%
MAX. DWELLING UNITS/AC:	N/A	N/A
MINIMUM SETBACKS:		
AUBURN RD. BLDG. FRONT:	TABLE 22.04 = 75 FT.	56.4 FT.
OTHER RD. BLDG. FRONT:	TABLE 22.04 = 40 FT.	45.1 FT.
BUILDING SIDE & REAR:	TABLE 22.04 = 40 FT.	23.0 FT.
PARKING TO R/W:	CHAPTER 29.12 = 25 FT.	17 FT.
PARKING TO SIDE LINES:	CHAPTER 29.12 = 10 FT.	70 FT.
MAXIMUM BUILDING HEIGHT:	TABLE 22.04 = 40 FT.	28.0 FT.
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS:	N/A	N/A
STANDARD:	CHAPTER 29.05 (MEDICAL OFFICES) 6550/200 = 33	9 STRIPED, UNKNOWN GRAVEL
HANDICAP:	ADA REQUIREMENT (PER CH 29.14) = 2 (WITHIN 33)	NONE STRIPED

LEGEND:

- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS FOUND (UNLESS OTHERWISE NOTED).
- DENOTES EXISTING FENCE
- ⊕ DENOTES EXISTING UTILITY POLE
- ⊙ DENOTES EXISTING WATER METER
- ⊙ DENOTES EXISTING WATER VALVE
- ⊕ DENOTES EXISTING HYDRANT
- DENOTES EXISTING SANITARY MANHOLE

RECORD PROPERTY DESCRIPTION

PARCEL NO. 1
SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 10, TRACT 3 IN SAID TOWNSHIP AND IS BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING IN THE CENTER OF AUBURN ROAD AT THE NORTHWEST CORNER OF LAND OWNED BY KATHERINE PETRUS;
THENCE ALONG THE CENTER OF SAID AUBURN ROAD NORTH 1° 52' EAST A DISTANCE OF 105.00 FEET;
THENCE BY A LINE WHICH BEARS NORTH 85° 15' EAST (AT 35.05 FEET PASSING THROUGH AN IRON PIPE STAKE IN THE EAST LINE OF SAID ROAD), A DISTANCE OF 381.85 FEET TO AN IRON PIPE STAKE;
THENCE PARALLEL TO SAID AUBURN ROAD SOUTH 1° 52' WEST A DISTANCE OF 102.00 FEET TO AN IRON PIPE STAKE IN THE NORTH LINE OF LAND OF SAID PETRUS;
THENCE FOLLOWING THE NORTH LINE OF LAND OF SAID PETRUS SOUTH 87° 48' WEST, (351.97 FEET PASSING THROUGH AN IRON PIPE STAKE IN THE EAST LINE OF SAID AUBURN ROAD), A DISTANCE OF 381.05 FEET TO THE PLACE OF BEGINNING, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS,
CONTAINING 0.905 ACRES OF LAND AS SURVEYED AND DESCRIBED BY FULLERTON AND KERR, REGISTERED ENGINEERS AND SURVEYORS.
SUBJECT TO A PERPETUAL EASEMENT FROM BEATRICE LYONS TO THE STATE OF OHIO FOR HIGHWAY PURPOSES DATED 5-17-62 AND FILED 8-28-62 IN DEED VOL. 536, PAGE 169 OF LAKE COUNTY RECORDS.
PERMANENT PARCEL NO. 08A-019-00-005-0

PARCEL NO. 2
SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING A PART OF LOT 10, TRACT 3 IN SAID TOWNSHIP AND IS BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER LINE OF AUBURN ROAD AT THE SOUTHWEST CORNER OF LAND OWNED BY DAVID C. AND MARGARET GALLOWAY, AS RECORDED IN VOLUME 647, PAGE 598 OF LAKE COUNTY RECORD OF DEEDS;
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LAND CONVEYED TO GALLOWAY, TO A POINT IN THE SOUTHWEST CORNER OF WAY LINE OF STATE ROUTE 44;
THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF STATE ROUTE 44, TO A POINT IN THE NORTHERLY LINE OF LAND CONVEYED TO ISABELLE NELSON, AS RECORDED IN VOLUME 456, PAGE 288 AND VOLUME 549, PAGE 316 OF LAKE COUNTY RECORDS;
THENCE WESTERLY ALONG THE NORTHERLY LINE OF LAND CONVEYED TO ISABELLE NELSON, AS AFORESAID, TO A POINT IN THE CENTER LINE OF AUBURN ROAD;
THENCE NORTHERLY ALONG THE CENTER LINE OF AUBURN ROAD TO THE PLACE OF BEGINNING, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.
PERMANENT PARCEL NO. 08A-019-00-005-0

SURVEYED PROPERTY DESCRIPTION

PERMANENT PARCEL NO. 08A-019-00-005 & 08A-019-00-028
SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL LOT 10, TRACT NO. 3 AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON PIN FOUND ON THE CENTERLINE OF STATE ROUTE 44, AT ITS INTERSECTION WITH THE CENTERLINE OF VACATED AUBURN ROAD;
THENCE S. 00° 52' 18" W., ALONG THE CENTERLINE OF VACATED AUBURN ROAD, A DISTANCE OF 708.94 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO ALLEN L. LAWYER, ET AL., BY DEED RECORDED IN VOLUME 41, PAGE 581 OF LAKE COUNTY OFFICIAL RECORDS, PERMANENT PARCEL NO. 08A-019-00-021;
THENCE N. 87° 15' 18" E., ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 5.88 FEET TO A 5/8" CAPPED (REITZ ENG.) IRON PIN SET AT THE SOUTHWEST CORNER OF LAND SO CONVEYED TO ALLEN L. LAWYER, ET AL., ON THE EASTERLY CURVED LINE OF AUBURN ROAD AND THE PRINCIPAL PLACE OF BEGINNING;
THENCE CONTINUING N. 87° 15' 18" E., ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO ALLEN L. LAWYER, ET AL., A DISTANCE OF 225.08 FEET TO A 5/8" CAPPED (REITZ ENG.) IRON PIN SET ON THE WESTERLY LINE OF STATE ROUTE 44, 305 FEET WIDE;
THENCE S. 27° 19' 42" E., ALONG THE WESTERLY LINE OF STATE ROUTE 44, A DISTANCE OF 215.12 FEET TO A 5/8" CAPPED (REITZ ENG.) IRON PIN SET AT THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO THE TRUSTEES OF CONCORD TWP., BY DEED RECORDED IN INSTRUMENT NO. 19970019949 OF LAKE COUNTY RECORDS, PERMANENT PARCEL NO. 08A-019-00-002;
THENCE S. 86° 46' 58" W., ALONG THE NORTHERLY LINE OF LAND SO CONVEYED TO THE TRUSTEES OF CONCORD TWP., A DISTANCE OF 302.91 FEET TO A 5/8" CAPPED (REITZ ENG.) IRON PIN SET ON THE EASTERLY LINE OF AUBURN ROAD, VARIABLE WIDTH;
THENCE N. 00° 52' 18" E., ALONG THE EASTERLY LINE OF AUBURN ROAD, A DISTANCE OF 91.00 FEET TO A 5/8" CAPPED (REITZ ENG.) IRON PIN SET AT THE SOUTHERLY CORNER OF THE STREET VACATION PLAT FOR AUBURN RD. AS RECORDED IN VOLUME 28, PAGE 22 OF LAKE COUNTY PLAT RECORDS;
THENCE NORTHERLY, ALONG THE EASTERLY CURVED LINE OF AUBURN ROAD, A DISTANCE OF 108.80 FEET ON THE ARC OF A CIRCLE DEFLECTING TO THE LEFT, WHOSE CENTRAL ANGLE IS 08° 14' 36", WHOSE RADIUS IS 756.20 FEET AND WHOSE CHORD BEARS N. 11° 57' 51" W., A DISTANCE OF 108.70 FEET TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 1.1661 ACRES (50,794 SQUARE FEET) OF LAND, ACCORDING TO A SURVEY BY THE HENRY G. REITZ ENGINEERING COMPANY, JAMES T. SAYLER, REGISTERED SURVEYOR NO. S-7425, DATED DECEMBER, 2011, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
ALL BEARINGS ARE BASED ON THE STREET VACATION PLAT FOR AUBURN RD., RECORDED IN VOLUME 28, PAGE 22 OF LAKE COUNTY PLAT RECORDS AND ARE USED TO DENOTE ANGLES ONLY.

FLOOD ZONE

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION: UNSHADED ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ON FLOOD INSURANCE RATE MAP NO. 39085C0136F, WITH AN EFFECTIVE DATE OF FEBRUARY 3, 2010, FOR COMMUNITY NUMBER 390771, IN LAKE COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NOTES

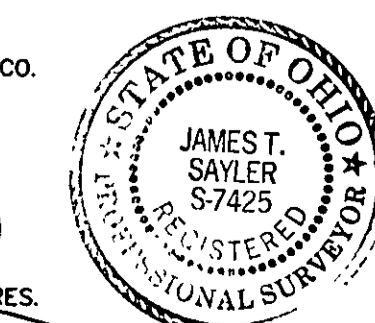
NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OR USE OF SITE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. NO WETLAND DELINEATIONS WERE PROVIDED BY THE CLIENT TO HAVE LOCATED ON SURVEYED PROPERTY.

SURVEYOR'S CERTIFICATION

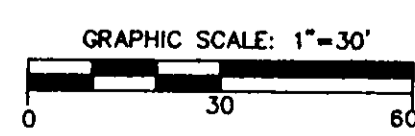
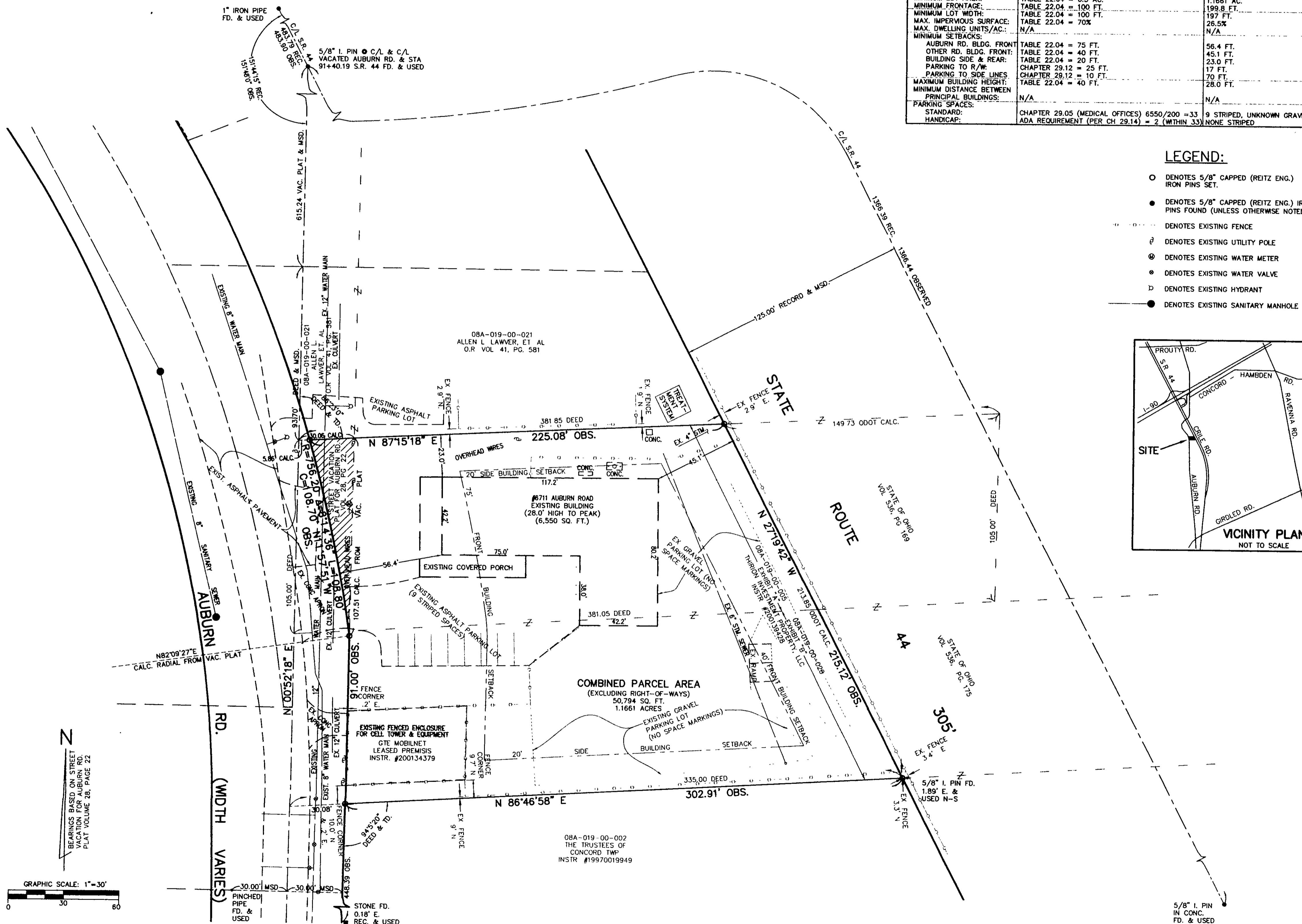
TO: SAGA R&D, LLC, PNC BANK, AND CHICAGO TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 8, 2011.

DATE OF PLAT OR MAP: 12/19/2011

THE HENRY G. REITZ ENGINEERING CO.
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
(216) 251-3033



BY: JAMES T. SAYLER, PRES.
REGISTERED SURVEYOR #S-7425



BEARINGS BASED ON STREET VACATION PLAT FOR AUBURN RD., RECORDED IN VOLUME 28, PAGE 22