ALTA/ACSM LAND TITLE SURVEY

FOR:

SRK PAINESVILLE ASSOCIATES, LLC &
270 MAIN STREET, INC.

PAINESVILLE, OHIO.

SURVEYED IN NOVEMBER OF 2010.

SITUATED IN THE TOWNSHIP OF PAINESVILLE, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT NOS. 52 AND 53 IN TRACT NO. 4.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

North is based upon the centerline of Mentor Avenue as being N 43°37'00' E and is to be used for reference only.

NORFOLK AND SOUTHERN COMBINED RAILROAD
VOL. 214, PAGE 703

MENTOR AVENUE - U.S. 20 (WIDTH VARIES)
(PUBLIC RIGHT-OF-WAY)

FAIRGROUNDS ROAD
(PUBLIC RIGHT-OF-WAY)

STATE ROUTE 44
LIMITED ACCESS HIGHWAY

SRK PAINESVILLE ASSOCIATES, LLC
DOC. #1999R002749, 2000R043948, 2000R034957 AND 1999R032752
270 MAIN STREET, INC.
DOC. #2004R011278
13.0707 AC.

EXCEPTION PARCEL

EXISTING 1 STORY BUILDING 25,290 SQ. FT. (FOOTPRINT)

EXISTING 1 STORY BUILDING 192 SQ. FT. (FOOTPRINT)

EXISTING 1 STORY BUILDING 80,488 SQ. FT. (FOOTPRINT)

CELLULAR TOWER

GAS PUMP CANOPY

OVERHANG

RAMP

POND

~ASPHALT~

CONC.

VACUUM AREA

SANITARY SEWER

STORM SEWER

WATERLINE

6' WOOD FENCE

50' FRONT SETBACK

10' SIDE YARD SETBACK

50' REAR YARD SETBACK

57 PAINTED SPACES

28 PAINTED SPACES

12 PAINTED SPACES

50 PAINTED SPACES

52 PAINTED SPACES

31 PAINTED SPACES

73 PAINTED SPACES

53 PAINTED SPACES

29 PAINTED SPACES

20 PAINTED SPACES

12 PAINTED SPACES

14 PAINTED SPACES

6 PAINTED SPACES

59 PAINTED SPACES

EXCEPTION #10
VOL. 885, PG. 1010

EXCEPTION #12
50' X 50' LEASE SITE
DOC. #1999R012974

EXCEPTION #17
DOC. #2001R020298
EXCEPTION #19
DOC. #2005R011387

EXCEPTION #12
ACCESS EASEMENT
DOC. #1999R012974

EXCEPTION #11
VOL. 298, PG. 298

N 55°02'51" E
10.09' (REC.)
10.07' MEAS.)

S 55°03'02" W
10.09' (CALC.)
10.10' (MEAS.)

N 69°34'20" E
627.45' (CALC. & MEAS.)
723.40' (REC. & MEAS.)

S 43°37'00" W
164.05' (REC. & MEAS.)
192.84' (CALC. & MEAS.)

S 43°37'00" W
242.71' (CALC. & MEAS.)
319.70' (REC. & MEAS.)

N 43°37'00" E

S 43°19'55" E
178.64' (CALC. & MEAS.)

N 20°31'35" W
219.80' (REC.)
219.77' (MEAS.)

N 39°07'00" E
56.83' (REC. & MEAS.)

N 83°01'00" E
223.66' (REC. & MEAS.)
222.95' (CALC.)

N 69°35'00" E

S 06°54'25" E
132.66' (REC. & MEAS.)

S 83°01'36" W
89.38' (REC.)
89.67' (MEAS.)

N 06°54'25" W
16.61' (MEAS.)

S 83°04'15" W
74.89' (MEAS.)

N 06°55'15" W
11.00' (MEAS.)

S 83°04'15" W
186.726' (REC. & MEAS.)
188.02' (REC. & MEAS.)

261.62' (REC. & MEAS.)

N 69°35'29" E
701.79' (REC. & MEAS.)
656.23' (REC. & MEAS.)

S 69°35'29" W
654.90' (REC. & MEAS.)

S 69°35'29" W
43.56' (MEAS.)

S 06°55'15" E
11.31' (MEAS.)

S 46°41'10" E
559.30' (REC. & MEAS.)

S 44°44'30" E
409.15' (REC. & MEAS.)

S 37°39'46" E
4.37' (REC. & MEAS.)

S 37°39'25" E
164.89' (REC. & MEAS.)

655.24' (CALC.)

654.76' (REC. & MEAS.)

PPN 11A-009-002
PPN 11A-009-027

P.P. No. 11A-108-002
SRK FAIRGROUNDS ASSOCIATES, LLC
2007R040302

P.P. No. 11A-108-036
SRK FAIRGROUNDS ASSOCIATES, LLC
2007R040101

P.P.O.B. PARCEL 1

P.P.O.B. PARCEL 2

P.P.O.B. PARCEL 3

P.P.O.B. LEASEHOLD PARCEL

P.P.O.B. PARCEL #4

1" I.P. FOUND

3/4" I.P. FOUND

MAG NAIL FOUND

DRILL HOLE FOUND

ex. hydrant

BOARD OF COUNTY COMMISSIONERS
P.P.N. 11A-108-5
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PHYLLIS WILLOUGHBY
P.P.N. 11A-108-18
2003R041891

HOTA CUNNINGHAM
P.P.N. 11A-108-019
3702D784

DONALD J. DORAN
P.P.N. 11A-3-14
VOL. 453 PG. 985

P.P. No. 11A-009-020
CHRISTOPHER CARUSO
2004R018633

P.P. No. 11A-009-021
WESLEY BENEZY
2004R030189

P.P. No. 11A-009-022
JACK TOTH JR.
2004R017045

P.P. No. 11A-009-023
RONALD P. GRAELLA
2004R001884

P.P. No. 11A-009-015
GARY R. HOSTER
2004R032828

P.P. No. 11A-009-024
LOUANN MUSIC
1999R041799

P.P. No. 11A-009-025
ERNEST A. HOTH
2004R028535

P.P. No. 11A-009-013
JEAN H. MEEK
Vol. 338 Pg. 605 L.C.O.R.

P.P. No. 11A-009-026
ADAM MEEK
2004R028545

P.P. No. 11A-009-016
RICHARD CULICH
2004R039522

LEGEND

- CATCH BASIN
- FIRE HYDRANT
- GAS METER
- 5/8" IRON PIN FOUND
- MANHOLE (SANITARY)
- MANHOLE (STORM)
- POLE (LIGHT)
- POLE (UTILITY)
- SIGN
- WATER VALVE
- CURB INLET
- ELECTRICAL BOX
- MONUMENT
- OVERHEAD UTILITIES
- 5/8" IRON PIN SET

STATE OF OHIO
JOHN R. ALBAN
7851
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ALBAN SURVEYING CO.
Professional Land Surveyors
38052 Euclid Avenue, Suite 200
Willoughby, OH 44094
Phone: 440-946-0752