

**LEGEND**

- CATCH BASIN
- TRAFFIC LIGHT BOOM POLE
- UTILITY POLE
- UTILITY POLE WITH TRANSFORMER
- STREET LIGHT ASSEMBLY
- GUY ANCHOR
- FLAG POLE
- SANITARY MANHOLE
- WATER LINE VALVE
- BOLLARD
- GAS VALVE
- GAS METER
- TELEPHONE MANHOLE
- PULL BOX
- DENOTES 5/8" IRON PIN SET WITH "DEMPSEY P.S. 6914" CAP (UNLESS OTHERWISE NOTED)
- MAG NAIL SET

**ABBREVIATIONS**

- Dd. - DEED
- MSD. - MEASURED
- ACT. - ACTUAL
- CALC. - CALCULATED
- OBS. - OBSERVED
- TD. - TURNED
- FD. - FOUND
- ENCR. - ENCROACHES
- CLRS. - CLEARS
- ASPH. - ASPHALT
- CONC. - CONCRETE
- SUBJ. - SUBJECT
- CONT. - CONTIGUOUS
- U.G. - UNDERGROUND
- O.H. - OVERHEAD

**SCALE: 1" = 20'**

**NOTE:**  
AT THE TIME OF THIS SURVEY, DEEP SNOW AND HEAVY ICE WERE PRESENT ON THE LAND SHOWN HEREON. THEREFORE THIS SURVEY IS LIMITED TO WHAT WAS VISIBLE. WE WILL ASSUME NO LIABILITY FOR OMISSIONS WHICH ARE A RESULT OF INCLEMENT WEATHER.

**FLOOD ZONE DESIGNATION**  
THE SUBJECT PREMISES IS LOCATED WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP DESIGNATED AS COMMUNITY PANEL NO. 39085C012F, BEARING AN EFFECTIVE DATE OF FEBRUARY 3, 2010.

**UTILITY STATEMENT**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**OHIO Utilities Protection SERVICE**  
Call Before You Dig  
811 or 1.800.362.2764

**LEGAL DESCRIPTION (PER SURVEY)**  
SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 7 IN TRACT NO. 8 IN SAID CITY AND BEING PART OF LANDS CONVEYED TO FRANCIS E. MCLAUGHLIN, TRUSTEE AND NANCY M. MCLAUGHLIN, TRUSTEE BY DEED RECORDED IN INSTRUMENT NO. 2000R013606 OF LAKE COUNTY RECORDS AND MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERSECTION WITH THE ORIGINAL CENTERLINE OF CENTER STREET, STATE ROUTE 615, WIDTH VARIES, WITH THE CENTERLINE OF TYLER BLVD. (FORMERLY CAMPBELL ROAD AND ALSO MURRAY ROAD), WIDTH VARIES; THENCE ALONG THE CENTERLINE OF TYLER BLVD. NORTH 87 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 444.18 FEET TO A POINT, THENCE NORTH 03 DEGREES 31 MINUTES 32 SECONDS EAST A DISTANCE OF 40.01 FEET TO A CAPPED 5/8" IRON PIN FOUND (LDC-PS#5368) ON THE NORTHERLY LINE OF LAND CONVEYED TO THE CITY OF MENTOR BY DEED RECORDED IN VOLUME 747, PAGE 659 (Parcel 118WD) OF LAKE COUNTY RECORDS, BEING ALSO THE SOUTHEAST CORNER OF PARCEL NO. 2 OF LAND CONVEYED TO VIVANI FAMILY LIMITED PARTNERSHIP, BY DEED RECORDED AS IMAGE NO. 2004R041962 (AUDITOR'S PARCEL NO. 16B-39-026);

COURSE 1: THENCE ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO VIVANI FAMILY LIMITED PARTNERSHIP, NORTH 03 DEGREES 31 MINUTES 32 SECONDS EAST A DISTANCE OF 101.33 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED TO CIPRIANI DEVELOPMENT CO. BY DEED RECORDED AS OR VOLUME 34, PAGE 89 OF LAKE COUNTY RECORDS (AUDITOR'S PARCEL NO. 16B-39-024), WITNESS A CAPPED 5/8" IRON PIN FOUND (LDC-PS#5368) DISTANT 0.04 WEST THEREFROM;

COURSE 2: THENCE ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO VIVANI FAMILY LIMITED PARTNERSHIP, (AUDITOR'S PARCEL NO. 16B-39-024 AND 16B-39-043) SOUTH 87 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 414.17 FEET TO A 5/8" IRON PIN FOUND ON THE WESTERLY LINE OF LAND CONVEYED TO THE CITY OF MENTOR BY DEED RECORDED IN VOLUME 747, PAGE 659 OF LAKE COUNTY RECORDS;

COURSE 3: THENCE ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO THE CITY OF MENTOR SOUTH 03 DEGREES 31 MINUTES 32 SECONDS WEST A DISTANCE OF 67.10 FEET TO A CAPPED 5/8" IRON PIN SET AT A POINT OF CURVATURE;

COURSE 4: THENCE CONTINUING 54.20 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CHORD WHICH BEARS SOUTH 47 DEGREES 53 MINUTES 16 SECONDS WEST, 48.94 FEET TO A MAG NAIL SET AT A POINT OF TANGENCY;

COURSE 5: THENCE ALONG THE NORTHERLY LINE OF LAND CONVEYED TO THE CITY OF MENTOR, AS AFORESAID, NORTH 87 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 379.94 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 0.9575 ACRES OR 41,708 SQUARE FEET OF LAND ACCORDING TO A SURVEY DATED JANUARY 20, 2014 BY CHRISTOPHER J. DEMPSEY, PROFESSIONAL SURVEYOR NO. 6914.

NOTE: BEARINGS ARE BASED ON THE CENTERLINE OF TYLER BLVD., REFERENCED AS NORTH 87 DEGREES 45 MINUTES 00 SECONDS WEST AS SHOWN IN THE DEED TO FRANCIS E. MCLAUGHLIN, TRUSTEE AND NANCY M. MCLAUGHLIN, TRUSTEE BY DEED RECORDED IN INSTRUMENT NO. 2000R013606 OF LAKE COUNTY RECORDS.

ALL IRON PINS SET ARE MADE OF REBAR, AND ARE 5/8" IN DIAMETER, 30" IN LENGTH AND ARE STAMPED "C.DEMPSEY-PS 6914".

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
COMMITMENT NO. 2014-1493; EFFECTIVE JANUARY 8, 2014 AT 7:00 A.M.  
NOTES REGARDING SCHEDULE B, SECTION 2:

ITEM 12: LAND CONTRACT INSTALLMENT AGREEMENT BY AND BETWEEN FRANCIS E. MCLAUGHLIN, TRUSTEE AND NANCY M. MCLAUGHLIN, TRUSTEE OF THE DECLARATION OF TRUST DATED MAY 17, 1994, AS SELLER AND EL RODEO CENTER, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS PURCHASER, DATED JANUARY 19, 2005, FILED FOR RECORD FEBRUARY 4, 2005 AT 11:27 AM OF RECORD IN 2005R004436, RECORDER'S OFFICE, LAKE COUNTY, OHIO. AFFECTS ALL OF CAPTION; BLANKET IN NATURE.

ITEM 13: SUBJECT TO THE RIGHTS OF THE PUBLIC AND OTHERS IN AND TO THAT PORTION OF THE PREMISES DESCRIBED IN SCHEDULE A HEREIN, WHICH LIES WITHIN THE BOUNDS OF CENTER STREET AND TYLER BOULEVARD. AFFECTS SOUTHERLY AND WESTERLY PART OF CAPTION; PLOTTED AS SHOWN.

ITEM 14: SUBJECT TO RIGHTS OF CIPRIANI DEVELOPMENT CO. FOR A SIGN EASEMENT. MAY AFFECT CAPTION. RECORDED DOCUMENTS NOT PROVIDED.

ITEM 15: SEWER LINE EASEMENT TO BOARD OF COUNTY COMMISSIONERS, LAKE COUNTY FILED OCTOBER 18, 1963 AND RECORDED IN VOLUME 627, PAGE 200, RECORDER'S OFFICE, LAKE COUNTY, OHIO. EASEMENT LIES OUTSIDE OF CAPTION. THEREFORE DOES NOT AFFECT CAPTION.

ITEM 16: RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE PREMISES LYING WITHIN THE BOUNDARIES OF THE RIGHT-OF-WAY. NO PORTION OF THE PROPERTY LIES WITHING THE BOUNDARY OF THE RIGHT-OF-WAY. THEREFORE DOES NOT AFFECT CAPTION.

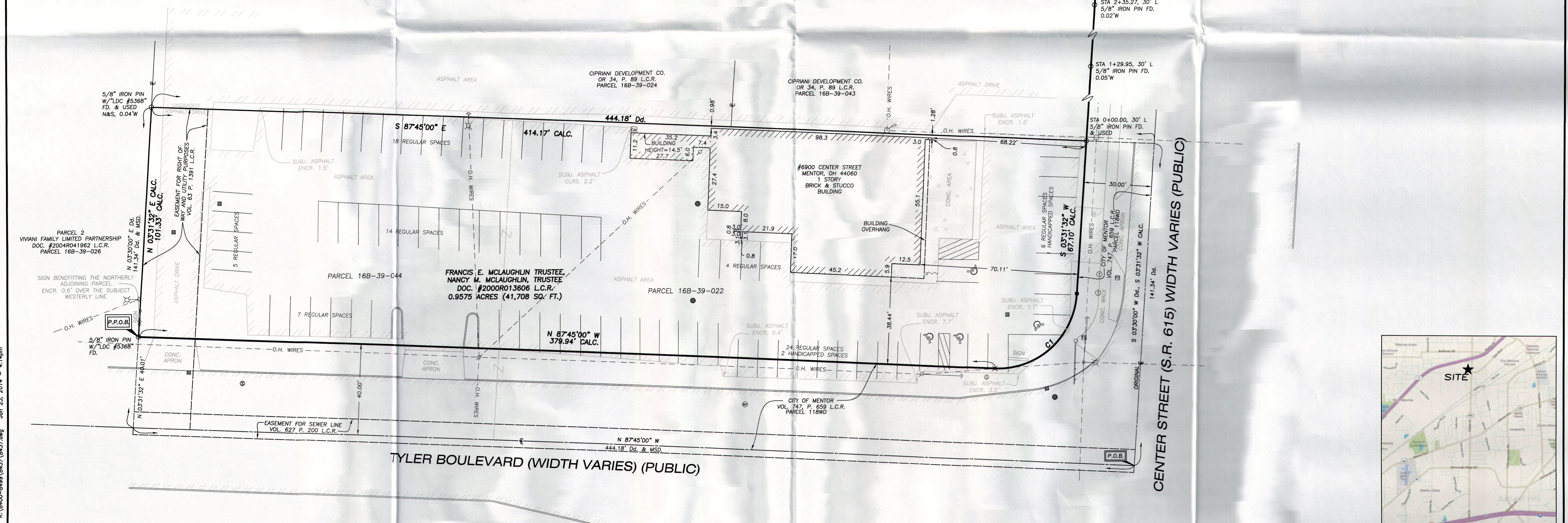
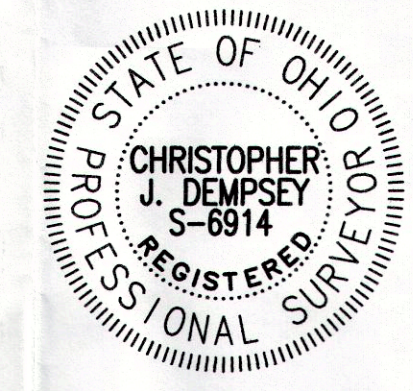
**PARKING**  
THERE ARE 4 HANDICAPPED SPACES AND 78 REGULAR SPACES.

**ALTA/ACSM LAND TITLE SURVEY FOR**  
**COLUMBUS FIRST BANK; FIRST**  
**AMERICAN TITLE COMPANY; PEREZ &**  
**MORRIS; EL RODEO CENTER, LLC;**  
**HARRISON TITLE COMPANY, LTD.**  
SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE, AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT NO. 7 IN TRACT NO. 8 IN THE CITY OF MENTOR.

**SURVEYOR'S CERTIFICATION**  
TO COLUMBUS FIRST BANK; FIRST AMERICAN TITLE COMPANY; PEREZ & MORRIS; EL RODEO CENTER, LLC; HARRISON TITLE COMPANY, LTD.  
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 NO ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2014.

CHRISTOPHER J. DEMPSEY  
PROFESSIONAL SURVEYOR NO. 6914

www.dempseysurveying.com  
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NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	87°43'28" CALC.	S 47°53'16" W CALC.	35.00 REC. & USED	54.20 CALC.	48.94