

Description per Title Commitment

PARCEL NO. 1

Situated in the Village of Kirtland Hills, County of Lake and State of Ohio:

And known as being a part of Original Mentor Township Bloss Lot and Lot No. 1 in Tract No. 2, and a part of Original Kirtland Township Lot No. 8 in Tract No. 1, and is further bounded and described as follows:

Beginning at a point in the centerline of the new Chillicothe Road, at the Northwesterly corner of a parcel of land conveyed by Elizabeth Brown Brooks to Jean Hanna Palmer, by deed dated October 11, 1937, and recorded in Volume 163, Page 10 of Lake County Deed Records.

Thence along the Westerly line of land so conveyed by Elizabeth Brown Brooks to Jean Hanna Palmer as aforesaid, by the following courses and distances:

South 43 deg. 28' 30" East a distance of 347-24/100 feet to the centerline of the old Chillicothe Road as abandoned in September, 1926.

South 25 deg. 18' East, a distance of 538-95/100 feet;

South 4 deg. 07' East, a distance of 2-65/100 feet;

South 00 deg. 39' East, a distance of 155-7/10 feet;

South 28 deg. 19' West, a distance of 198-0/10 feet;

South 3 deg. 41' West, a distance of 217-7/10 feet;

South 16 deg. 22' East, a distance of 286-4/10 feet;

South 2 deg. 19' West, a distance of 782-32/100 feet to a point in the division line between original Mentor Township and Kirtland Township, said point also being in a Northerly line of land conveyed by Margery A. King to Cornelia Brown Hoyt by deed dated March 25, 1938, and recorded in Volume 184, Page 130 of Lake County Deed Records.

Thence along the lines of land so conveyed by Margery A. King to Cornelia Brown Hoyt as aforesaid by the following courses and distances:

North 88 deg. 27' West along said township line, a distance of 1042-1/10 feet to an iron pipe stake marking the intersection of the division line between Lots Nos. 8 and 9 of Original Kirtland Township with said township line;

South 00 deg. 33' 30" West along said lot line, a distance of 339-3/10 feet to an iron pipe stake;

North 64 deg. 28' 30" West, a distance of 432-75/100 feet to an iron pipe stake;

South 61 deg. 34' West, a distance of 527- 65/100 feet to an iron pipe stake;

South 72 deg. 09' West, a distance of 125-65/100 feet to an iron pipe stake;

North 70 deg. 51' West, a distance of 587-4/10 feet to an iron pipe stake;

North 10 deg. 30' East, a distance of 143-6/10 feet to an iron pipe stake;

North 42 deg. 23' West (at 286-78/100 feet passing through an iron pipe stake in the Southeastly line of Chillicothe Road) a distance of 316-8/10 feet to the centerline of Chillicothe Road;

Thence along the centerline of Chillicothe Road by the following courses and distances:

North 49 deg. 37' East, a distance of 140-0/10 feet to an iron bolt;

North 53 deg. 33' 30" East, a distance of 1508-67/100 feet to an iron pipe stake at the point of intersection of the centerline of the old Chillicothe Road with the centerline of the new Chillicothe Road;

Thence along the centerline of the new Chillicothe Road by the following courses and distances:

Thence on the arc of a circle deflecting to the left (having a radius of 2097-19/100 feet and the long chord of which bears North 44 deg. 05' East, a distance of 690-48/100 feet) a distance of 693-63/100 feet to an iron pipe stake;

North 34 deg. 36' 30" East, a distance of 291-22/100 feet to an iron pipe stake;

Thence on the arc of a circle deflecting to the right (having a radius of 3763-64/100 feet, and the long chord of which bears North 39 deg. 13' 30" East, a distance of 605-87/100 feet) a distance of 606-52/100 feet to the place of beginning.

Containing in all 89-417/1000 acres of land, of which 67-470/1000 acres are located in original Mentor Township in the Bloss Lot, 10-647/1000 acres in original Mentor Township in Lot No. 1, Tract No. 2, and 11-300/1000 acres in original Kirtland Township Lot No. 8, Tract No. 1, be the same more or less, but subject to all legal highways.

EXCEPTING AND RESERVING THEREFROM, the following land:

EXCEPTION 1A:
33.114 acres conveyed by Central National Bank of Cleveland, Trustee to Patricia H. Coakley by deed recorded in Volume 708, Page 174 of Lake County Records; and

EXCEPTION 1B:
Part of 24.770 acres conveyed by Central National Bank of Cleveland, Trustee to Elton Hoyt III by deed recorded in Volume 707, Page 547 of Lake County Records.

PARCEL NO. 2

Situated in the Village of Kirtland Hills, County of Lake and State of Ohio:

And known as being a part of Lot 1, Tract 2 in original Mentor Township and a part of Lots 7, 8 and 9 in original Kirtland Township, and bounded and described as follows: Beginning at an iron pipe stake in the center line of the Chillicothe Road where same is intersected by the center line of the old Baldwin Road;

Thence along the center line of the Chillicothe Road by the following courses and distances:

North 62 deg. 51' East a distance of 125.75 feet to an iron pipe stake;

North 45 deg. 36' East a distance of 446.55 feet to an iron pipe stake, said stake being in the North line of said Kirtland Township;

Thence North 75 deg. 06' East 189.8 feet to an iron pipe stake;

Thence North 49 deg. 37' East 65.6 feet to the most Westerly corner of land conveyed to Cornelia Brown Hoyt, by deed dated May 1, 1934, and recorded in Volume 149, Page 477;

Thence along the Southerly line of land so conveyed to said Hoyt by the following courses and distances:

South 42 deg. 23' East (at 30.02 feet passing through an iron pipe stake in the Southeastly line of the Chillicothe Road) a distance of 316.8 feet to an iron pipe stake;

South 10 deg. 30' West 143.6 feet to an iron pipe stake;

South 70 deg. 51' East 587.4 feet to an iron pipe stake;

North 72 deg. 09' East 125.65 feet to an iron pipe stake;

North 61 deg. 34' East 527.65 feet to an iron pipe stake;

South 64 deg. 28' 30" East 432.75 feet to an iron pipe stake in the line between said lots 8 and 9;

Thence along said line between said Lots 8 and 9 (same being an Easterly line of lands so conveyed to said Hoyt) North 0 deg. 33' 30" East a distance of 339.3 feet to an iron pipe stake in the Northerly line of said Kirtland Township; Thence along said Township line South 88 deg. 27' East a distance of 1042.1 feet to an iron pipe stake at the Southwestly corner of land conveyed to Jean Hanna Palmer, by deed dated October 11, 1937, and recorded in Volume 163, Page 10;

Thence still along said Township line South 88 deg. 50' East 828.2 feet to an iron pipe stake at a Northwesterly corner of land so conveyed to Jean Hanna Palmer.

Thence along a Westerly line of land so conveyed to Jean Hanna Palmer, South 0 deg. 11' West (at 2250.02 feet passing through an iron pipe stake in the Northeastly line of the Baldwin Road as now located) a distance of 2288.85 feet to the center line of said Baldwin Road as now located;

Thence along the center line of said Baldwin Road as now located by the following courses and distances:

North 50 deg. 23' 30" West 494.05 feet to an iron pipe stake, it being the same line called North 52 deg. 19' 40" West in the deed to Elton Hoyt 2nd dated December 30, 1929 and recorded in Volume 132, Page 389;

North 45 deg. 34' 30" West 996.85 feet to an iron pipe stake; it being the same line called North 47 deg. 27' 43" West in said deed to Elton Hoyt 2nd;

North 82 deg. 54' 30" West 586.00 feet to an iron pipe stake, it being the same line called North 84 deg. 48' 23" West in said deed to Elton Hoyt 2nd and in the deed to the Kirtland Valley Land Company dated December 23, 1929 and recorded in Volume 131, Page 404;

North 61 deg. 08' 30" West 1185.80 feet to an iron pipe stake, it being the same line called North 63 deg. 01' 03" West, in the deed to the Kirtland Valley Land Company.

Thence on the arc of a circle, whose radius is 1799.22 feet, the chord of said arc bearing North 74 deg. 02' 15" West and being 803.10 feet in length, a distance of 809.92 feet, being the same arc whose chord is described as bearing North 75 deg. 54' 48" West in said deed to the Kirtland Valley Land Company.

Thence North 86 deg. 56' West a distance of 562.79 feet, it being the same line called North 88 deg. 48' 33" West in the said deed to the Kirtland Valley Land Company.

Thence on the arc of a circle whose radius is 1800.00 feet, the chord of said arc bearing South 87 deg. 41' West and being 337.75 feet in length, a distance of 338.25 feet to the center line of said the Chillicothe Road, being the same arc whose chord is described in said deed to said the Kirtland Valley Land Company as bearing South 85 deg. 48' 27" West in said deed.

Thence, following the center line of said Chillicothe Road, North 48 deg. 47' East a distance of 120.26 feet;

And thence, continuing along the center line of said Chillicothe Road, North 62 deg. 51' East a distance of 52.99 feet to the place of beginning.

Containing 90.40 acres, of which 0.29 acres are in Lot 1, Tract 2, Mentor Township, 1.986 acres in Lot 7, Kirtland Township, 20.174 acres are in Lot 8, Kirtland Township, and 67.950 acres are in Lot 9, Kirtland Township, as calculated and described by J. M. Crabbs, Registered Engineer and Surveyor No. 387, be the same more or less, but subject to all legal highways.

EXCEPTION 2(A):
Part of 24.770 acres conveyed by Central National Bank of Cleveland, Trustee to Elton Hoyt III by deed recorded in Volume 707, Page 547 of Lake County Records;

EXCEPTION 2(B):
6.693 acres conveyed by Central National Bank of Cleveland, Trustee to Maude H. Kowalaki by deed recorded in Volume 709, Page 325 of Lake County Records;

EXCEPTION 2(C):
8.141 acres conveyed by Central National Bank of Cleveland, Trustee to Paul Barton Markell, et al by deed recorded in Volume 709, Page 323 of Lake County Records; and

EXCEPTION 2(D):
5.00 acres conveyed by Central National Bank, Trustee to Paul Barton Markell, et al by deed recorded in Volume 719, Page 365 of Lake County Records. Parcel Number 22A006000110 Chillicothe Road Kirtland Hills, Ohio 44094

exception recorded in Deed Volume 500 Page 437 0.117 acres, from Parcel 1 (now Interstate I-90) does not affect subject's parcels

exception recorded in Deed Volume 500 Page 436 0.003 acres, from Parcel 1 (now owned by Sords) does not affect subject's parcels

Notes

No address per County Records or Posted on Site.

All utilities based upon visual observation, appear to enter the property via a public right-of-way (or through a recorded easement).

Pump House on Parcel Number one, it is not known which property it supplies. Through interview with Sord's Property caretaker, there are multiple underground drainage pipes, and underground water and gas supply lines throughout the parcels and adjoining parcels, that serviced the original homestead. No known maps are available. He is not aware of the location of any burial grounds.

Per Lake County Department of Utilities, there are no sanitary sewer, storm water sewers or public water supply lines on either Baldwin Road or Chillicothe Road in that area.

Easements that are "blanket in nature" are noted as such. Easements that do not affect the subject property are noted as such.

No recent earthmoving equipment or excavation observed

No observed changes in street right of way lines

No known or observed offsite plottable easements.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network.

Distances are shown as U.S. Foot and decimal parts thereof.

This Survey is not valid unless it bears an Original Signature and Seal

All iron pins set designated as being set are 5/8" diameter by 30" long steel rebar, capped with a yellow cap bearing the name "OHARA".

ALTA / NSPS Land Title Survey Certification

To: Chicago Title Insurance Company, DKK OF KIRTLAND, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6(b),7(a),8,9,11,13,14,16,17 and 19 of Table A thereof. The fieldwork was completed on July 21, 2017.8

Thomas J. O'Hara P.S.
Registration No. 7995 within the State of Ohio

Dated: 8/2/18

This map or plat of survey of the premises shown hereon is the same as that described in Chicago Title Insurance Company, Title Commitment Number 18040614, dated June 20, 2018



Schedule B, Section Two

- 15 Easement rights of all persons for ingress and egress for the purpose of visiting the cemetery, maintenance of interment purposes. Possibly affects Parcel Number 2. Entire 56.81 acres is shown as the East half of Lot 9. Location of 1/4 acre burial ground is unknown. See Sheet 3 and 4.
- 17 Reservations for burying ground, restrictions, covenants, limitations, easements and/or conditions, as established in instrument for record April 7, 1938, in Volume 164 Page 130 in Lake County, Ohio records. Possibly affects Parcel Number 2. Entire 56.81 acres is shown as the East half of Lot 9. Location of 1/4 of acre burial ground is unknown. See Sheet 3 and 4.
- 18 Easements by and between Central National Bank of Cleveland, Trustees, a national banking corporation (grantor) and Patricia H. Coakley (grantee), filed for record December 17, 1968, in Volume 708, Page 174, of Lake County, Ohio Records. Affects Parcel Number one, is plotted hereon.
- 19 Reservations for burying ground, restrictions, covenants, limitations, easements and/or conditions, by and between The Port Lawrence Title and Trust Company, Trustee, an Ohio corporation (grantor) and Central National Bank of Cleveland, Trustee a national banking corporation (grantee) as established in Instrument, filed for record July 14, 1982, in Volume 896 Page 1046, of the Lake County, Ohio Records. No survey issues. Parcel Number 3 is no longer owned by Central National Bank of Cleveland.

Encroachments

A gravel drive access through adjoining properties, no known easement.

Parking

0 Regular Parking Spaces
0 Handicapped Parking Spaces

Zoning

Zoning Classification
Farm and Residence District
minimum front setback 130 feet
minimum side setback 50 feet
minimum rear setback 50 feet
minimum lot width: 250 feet
maximum building height: 35 feet (dwelling)
see 1145.05 for more
Minimum Acreage: 5 acres
Minimum Floor Area:
One Story: 2500 sq.ft.
Multi Level: 3000 sq.ft.

Flood Note

Flood Zone "X & A" Areas
Map Number 39085C0114F
Effective Date February 3, 2010
Zone "A" Depicted on Map by scaling FEMA Maps

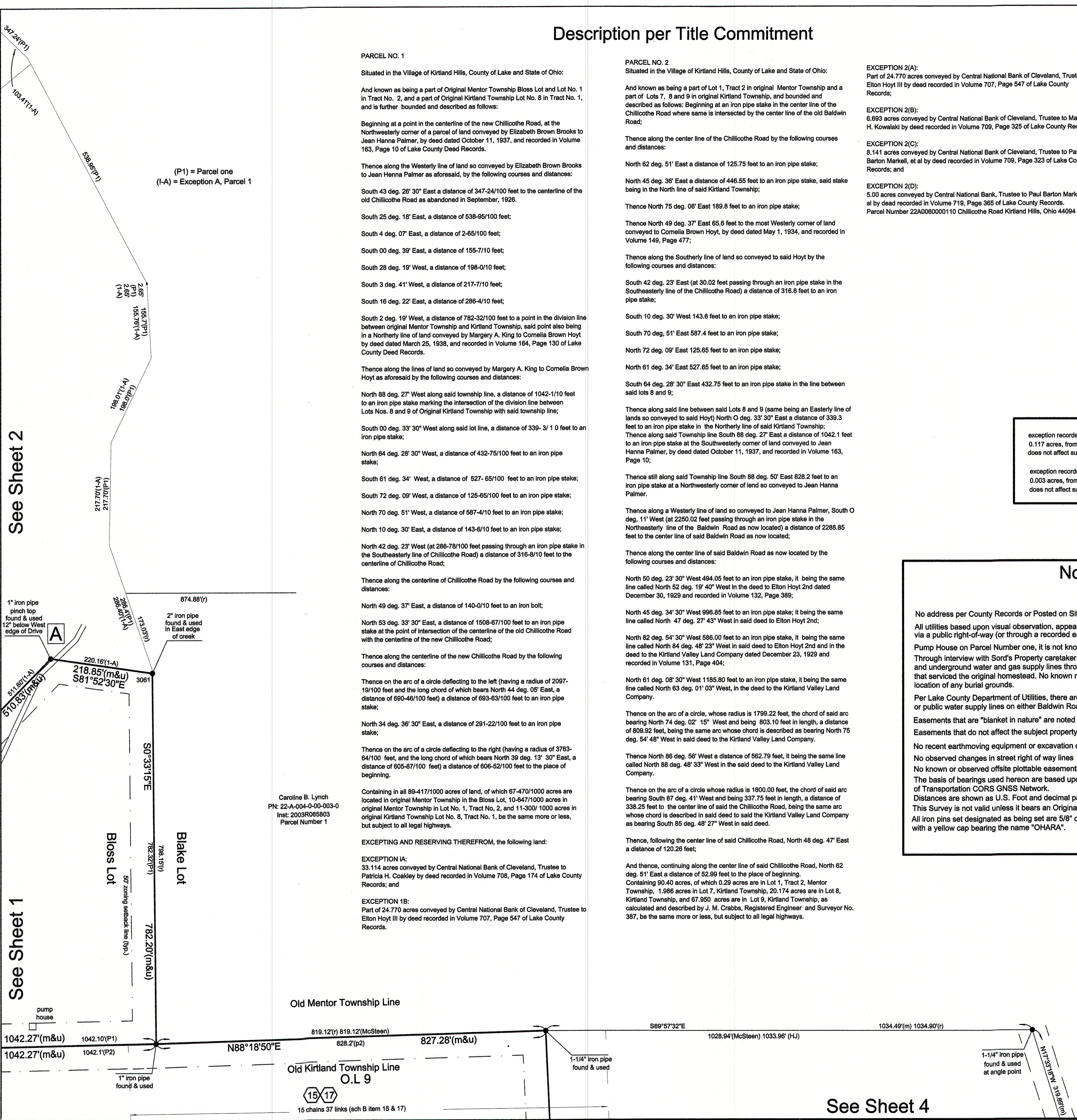
LEGEND

- 5/8" dia. x 30" long steel rebar set capped "OHARA"
- survey monument found
- nrd no record distance
- (c) calculated distance
- (s) Survey reference
- (u) used distance
- (m) measured distance
- (r) record distance
- utility pole
- tree line
- fence line
- r/w street right of way
- c/l street centerline
- own through official record
- or deed volume
- p.o.b. place of beginning



See Sheet 2

See Sheet 1



Caroline B. Lynch
PN: 22-A-004-0-00-003-0
Inet: 2003R065803
Parcel Number 1

Old Mentor Township Line

Old Kirtland Township Line
O.L. 9

15 chains 37 links (sch B item 15 & 17)

See Sheet 4

O'Hara Land Surveying, L.L.C. P.O. Box 902, Chardon, Ohio 44024 oharasurveys@yahoo.com V: 440-286-8417	Date of Survey 07/02/2018	Sheet 3 of 5
	Project No.: 2078	