

ADDRESSES:

505-535 SOUTH AVENUE
TALLMADGE, OHIO
44278

ZONING: C-3 GENERAL COMMERCIAL DISTRICT

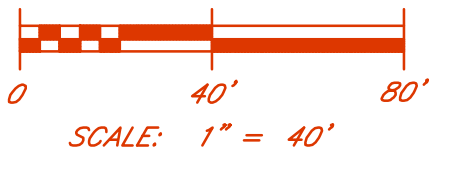
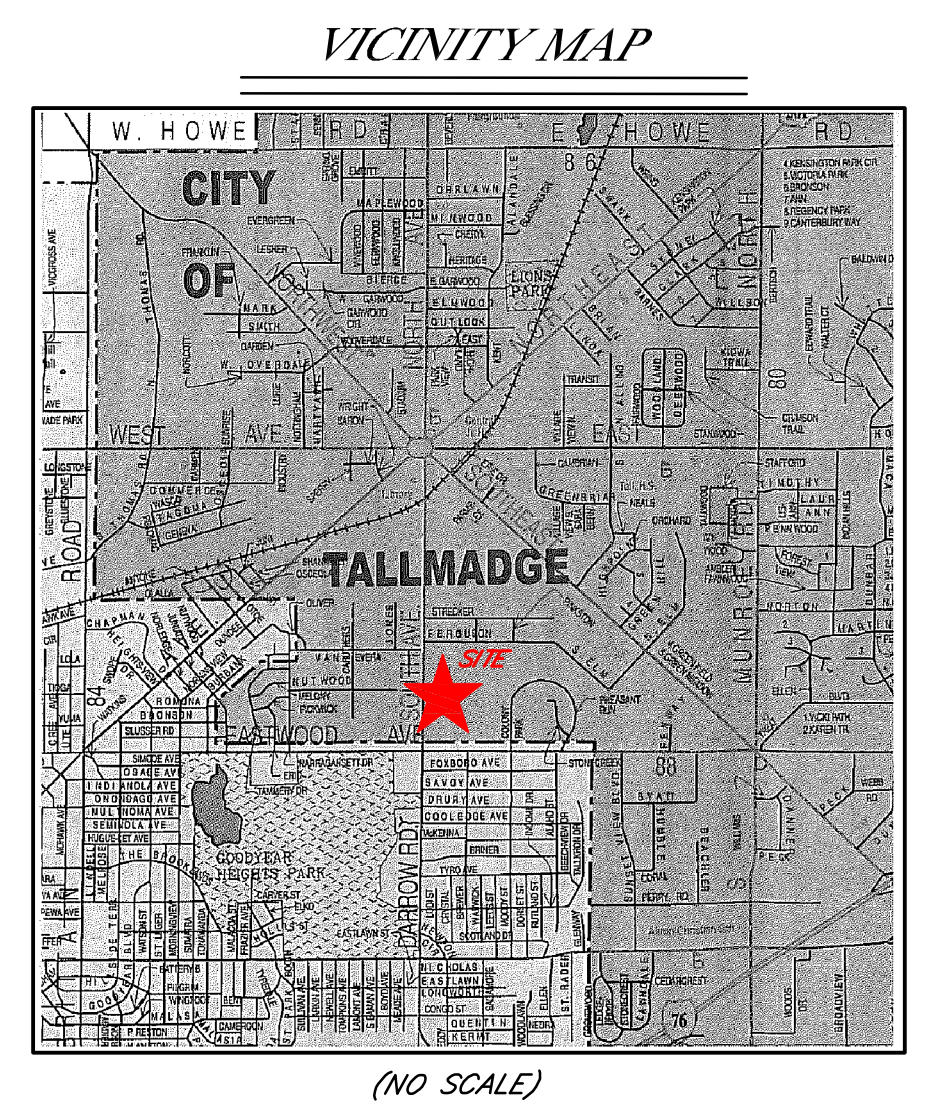
SETBACKS: 50' FRONT
10' SIDE
25' REAR

PARKING:
REQ - 1 SPACE FOR EACH 150 SQ. FT. OF FLOOR AREA
REQUIRED 348 SPACES

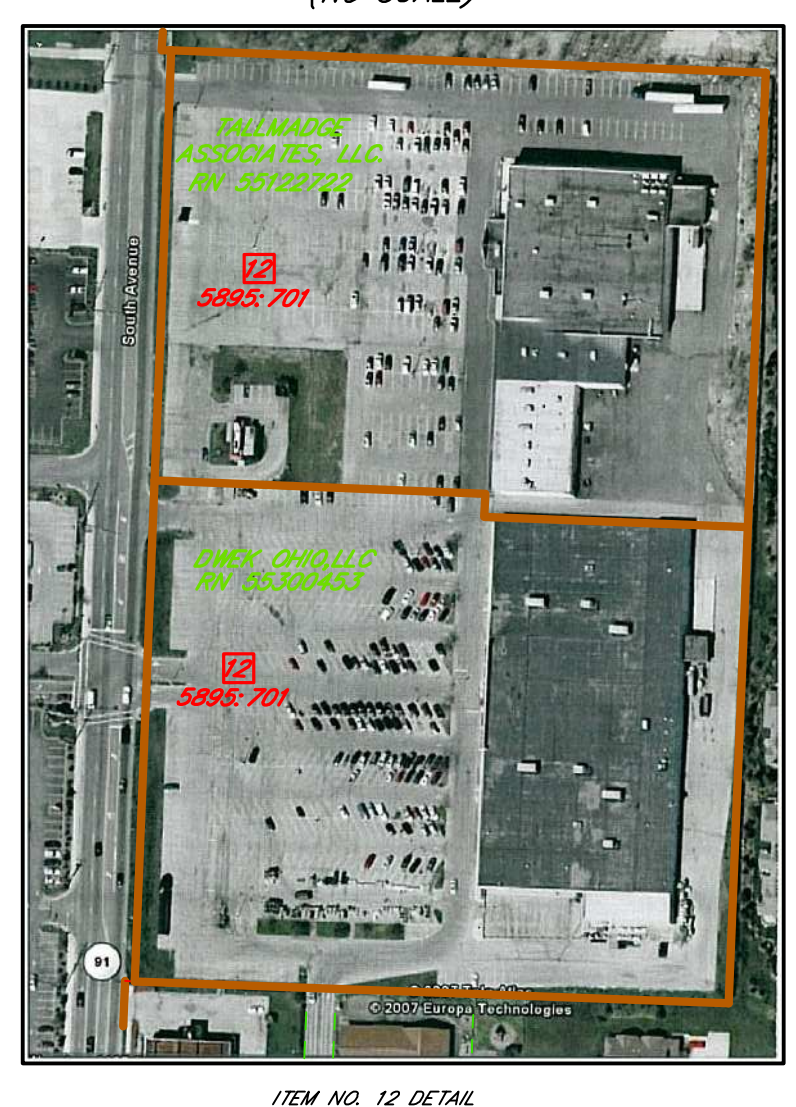
SPACES-402
H.C. SPACES-12
TOTAL 414 SPACES

BASIS OF BEARINGS

N 01°26'00" E FOR THE CENTERLINE OF SOUTH AVENUE (S.R. 91) IS TAKEN FROM THE RIGHT-OF-WAY DEDICATION PLAT OF SOUTH AVENUE S.R. 91 AS RECORDED IN VOLUME 95, PAGE 57 OF THE SUMMIT COUNTY RECORDS.



DETAIL (NO SCALE)



ALTA/ACSM LAND TITLE SURVEY SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO MICHAEL P. PHILE AND JOHN COOLEY, OR THEIR DESIGNER, SUCCESSOR OR ASSIGNEE, SURVEY TITLE AGENCY, INC. AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AS ADOPTED ON FEBRUARY 23, 2011.



DATE: APRIL 8, 2013

CERTIFIED BY: *Robert P. Hoover*
ROBERT P. HOOVER
OHIO REGISTRATION NO. 6155

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN OHIO ADMINISTRATIVE CODE, CHAPTER 4733-37. THAT THIS MAP OR PLAT, THE SURVEY ON WHICH IT WAS BASED, AND THE LEGAL DESCRIPTION SHOWN HEREON MEETS THE REQUIREMENTS, IF ANY, AS ESTABLISHED BY THE SUMMIT COUNTY TRANSFER AND CONVEYANCE STANDARDS.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP OR PLAT ABUTS A PUBLICLY DEDICATED STREET AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY. THAT THE PROPERTY DESCRIPTION IS THE SAME PROPERTY LEGALLY DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. ST 33461 DATED MARCH 5, 2013 AND THAT EXCEPT AS SHOWN, THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE. THAT THE PREMISES IS LOCATED IN FLOOD ZONE C AS SHOWN BY FIRM PANEL NO. 390533 005 A (NOT PRINTED) WITH AN EFFECTIVE DATE OF APRIL 15, 1981. THAT IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS THAT THE PARCELS ARE CONTIGUOUS AND WHEN TAKEN TOGETHER FORM ONE PARCEL WITHOUT ANY GAPS OR CORNERS. AND THAT EXISTING UTILITIES (I.E., STORM, SANITARY, SEWERS, WATER, GAS, AND ELECTRIC) ARE AVAILABLE TO THE PROPERTY.

LEGEND

- C.O. - CLEAN OUT
- D.S. - DOWN SPOUT
- G.W. - GUY WIRE
- P.P. - POWER POLE
- L.P. - LIGHT POLE
- - DENOTES MONUMENT BOX FOUND
- - DENOTES MONUMENT FOUND, SIZE AND TYPE AS INDICATED
- - DENOTES 5/8" IRON BAR SET
- ▲ - DENOTES P.K. NAIL SET
- STORM SEWER - STM
- STORM SEWER MANHOLE
- SANITARY SEWER - SAN
- SANITARY SEWER MANHOLE

SEARS, ROEBUCK & CO.
RN 55794188

DATA USED

SUMMIT COUNTY TAX MAPS
DEEDS: R.N.-55300453
RN. 54622415
RN. 55122722

SURVEYS:
WHEELER & MELENA DATED 12/31/1997

RECORD PLATS:
RIGHT-OF-WAY DEDICATION PLAT VOL.95 PG.57
ROBIN RIDGE CONDOMINIUM PHASE I PLAT CAR. L. SLIDES # 410-412
DEDICATED UTILITY RIGHT-OF-WAY ACME/AMART WATER LOOP RC-54463805 DATED JULY 28, 2000

ROAD RECORD:
CENTERLINE SURVEY PLAT SUM-91-03.878, DATED 6/03/00 RN. 54499743

COMMITMENT SCHEDULE B

ITEM No.	RECORD REFERENCE	DESCRIPTION	COMMENTS
1		Taxes and Assessments for the first half of 2012	Surveyor has no knowledge of these items.
2		Taxes and Assessments for the first half of 2012	Surveyor has no knowledge of these items.
3	4007.436	Restrictions, covenants and conditions contained in Deed Volume 4007, page 436	No Violations Observed
4	5606.552	Storm Sewer Easement, Ingress-Egress Easement, Slope Easement and Water Line Easement	All Shown. Others do not affect Property
5	5606.561	Curb Cut Easement and Ingress-Egress Easement	Shown
6	5608.224	Easement for Sanitary Sewer Line and Natural Gas Line	No Exhibit "A"
7	5615.237	Easement for Electric Transmission and Distribution Facilities to Ohio Edison Company	Blanket Not Plotted
8	5617.630	Easement for Communication Services to the Ohio Bell Telephone Company	Shown
9	5617.840	Easement for Utilities and Ingress-Egress	Shown
10	5652.340	Easement for Electric Transmission and Distribution Facilities to Ohio Edison Company	Shown
11	5682.342	Easement for Sewer to the City of Akron	Does Not Affect Property
12	5895.701	Parking Agreement filed April 25, 1977 (SEE DETAIL RIGHT)	Blanket See Detail Right
13	6250.1	Restrictions, covenants, conditions and easements	40' Slope. Others As Shown
14	O.R. 650.876	Right-of-Way for Pipelines to the East Ohio Gas Company	Shown
15	Ric.No. 54463806	Easement for Utilities Confined in Dedicated Right-Of-Way	Shown
21		Quantity of Area	7,200 Acres As Shown

NOTE: SURVEYOR HAS NO KNOWLEDGE OF ITEMS 16 THRU 20 IN SCHEDULE B - SECTION II C
□ - INDICATES ITEM AS SHOWN ON SURVEY

Hoover & Associates, Inc.
 Professional Surveying Services
 6782 Huebner, Street, N.W.
 North Canton, Ohio 44720
 Phone (330) 494-6744

ALTA/ACSM LAND TITLE SURVEY
 PART OF ORIGINAL LOT NO. 8
 TRACT 10 OF TALLMADGE TOWNSHIP
 NOW IN THE CITY OF TALLMADGE
 SUMMIT COUNTY, OHIO

SCALE: 1" = 40'
 APRIL 2013