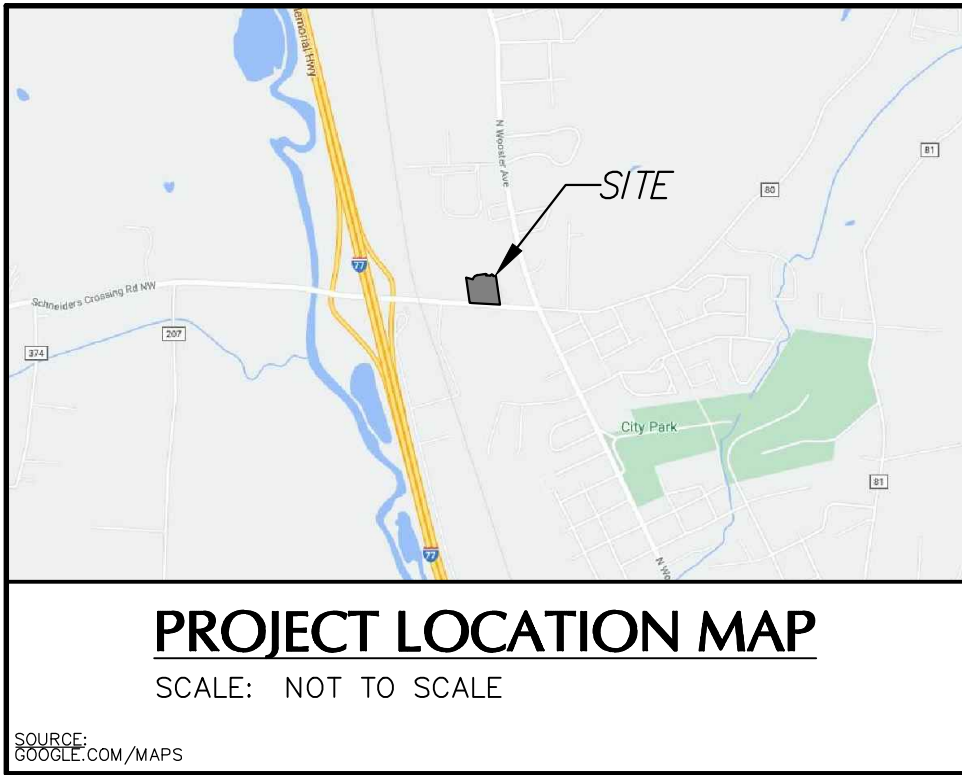


187 W. OHIO AVE  
ALTA/NSPS  
LAND TITLE SURVEY  
SITUATED IN THE CITY OF DOVER  
TUSCARAWAS COUNTY, OHIO



SCHEDULE B SECTION II EXCEPTIONS -

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 1066895 WITH AN EFFECTIVE DATE OF JUNE 28, 2021

ITEMS 1 THROUGH 10 NOT SURVEY RELATED

11. Conditions, Easements, Restrictions and Setbacks as they appear, if any, on the Plat for Lot Split Plat as shown by the recorded plat in Volume 1541, Page 330 of Tuscarawas County Records, and any amendments thereto, if any. (PLAN SHOWS THE CITY OF DOVER PARCEL 1505022006 LOCATED IN THE W. OHIO AVE. RIGHT OF WAY, SHOWN HEREON.)

12. Easement to County Electric Company, filed for record August 21, 1914 in Volume 10, Page 545 of Tuscarawas County Records. (EASEMENT IS FOR AN OVERHEAD POWER LINE ACROSS SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE, OVERHEAD UTILITY LINES ACROSS SUBJECT PARCEL SHOWN HEREON.)

13. Easement to County Electric Company, filed for record August 22, 1914 in Volume 10, Page 547 of Tuscarawas County Records. (EASEMENT IS FOR AN OVERHEAD POWER LINE ACROSS SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE, OVERHEAD UTILITY LINES ACROSS SUBJECT PARCEL SHOWN HEREON.)

14. Deed of Easement from Julius Ricksacker and Mary C. Ricksacker to The Ohio Power Company, filed for record January 21, 1924 in Volume 17, Page 415 of Tuscarawas County Records. (EASEMENT IS FOR AN OVERHEAD TRANSMISSION LINE ACROSS ADJOINING PARCEL TO THE EAST, NOT SHOWN HEREON.)

15. Deed of Easement from J. Ricksacker and Mary C. Ricksacker to The Ohio Service Company, filed for record January 26, 1926 in Volume 18, Page 220 of Tuscarawas County Records. (EASEMENT IS FOR AN ELECTRIC TRANSMISSION & TELEPHONE LINE ACROSS THE SUBJECT PARCEL, BLANKET IN NATURE, OVERHEAD WIRES SHOWN HEREON.)

16. Easement for Highway Purposes to State of Ohio, filed for record January 19, 1962 in Volume 411, Page 407 of Tuscarawas County Records. (EASEMENT IS LOCATED WEST OF SUBJECT PARCEL ALONG ROUTE 77, NOT SHOWN HEREON.)

17. Easement for for Highway Purposes, filed for record January 19, 1962 in Volume 411, Page 409 of Tuscarawas County Records. (DOCUMENT DESCRIBES THE NORTH HALF OF WEST OHIO AVE BEING 50 FOOT NORTH OF CENTERLINE, LOCATED ADJACENT OF SUBJECT PARCEL, RIGHT OF WAY SHOWN HEREON.)

18. Easement for for Highway Purposes, filed for record January 19, 1962 in Volume 411, Page 410 of Tuscarawas County Records. (EASEMENT DESCRIBED IS LOCATED WEST OF SUBJECT PARCEL, NOT SHOWN HEREON.)

19. Easement for Highway Purposes to State of Ohio, filed for record December 31, 1963 in Volume 429, Page 248 of Tuscarawas County Records. (EASEMENT IS ALONG THE WESTERLY RIGHT OF WAY OF PENNSYLVANIA RAILROAD CO. LOCATED WEST OF SUBJECT PARCEL, NOT SHOWN HEREON.)

20. Right of Way to The Central District and Printing Telegraph Company, filed for record May 10, 1966 in Volume 8, Page 464 of Tuscarawas County Records. (RIGHT OF WAY IS FOR A TELEPHONE LINE ACROSS SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE, OVERHEAD WIRE AND POLES FOUND ON SITE SHOWN HEREON.)

21. Right of Way to The Central District and Printing Telegraph Company, filed for record May 10, 1966 in Volume 8, Page 463 of Tuscarawas County Records. (RIGHT OF WAY IS FOR A TELEPHONE LINE ACROSS SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE, OVERHEAD WIRE AND POLES FOUND ON SITE SHOWN HEREON.)

22. Easement to General Telephone Company of Ohio, filed for record December 24, 1975 in Volume 518, Page 214 of Tuscarawas County Records. (DOCUMENT DESCRIBES A 16 FOOT COMMUNICATION EASEMENT ALONG NORTH WOOSTER AVE., NOT SHOWN HEREON.)

23. Easement to The City of Dover, filed for record December 15, 1986 in Volume 608, Page 246 of Tuscarawas County Records. (EASEMENT DESCRIBED IS FOR A SANITARY SEWER EASEMENT ALONG THE EASTERN RAILROAD RIGHT OF WAY, LOCATED WEST OF SUBJECT PARCEL, NOT SHOWN HEREON.)

24. Easement to The City of Dover, filed for record December 9, 1988 in Volume 625, Page 764 of Tuscarawas County Records. (EASEMENT DESCRIBED IS LOCATED NORTH OF SUBJECT PARCEL, NOT SHOWN HEREON.)

25. Easement to The City of Dover, filed for record May 4, 1990 in Volume 638, Page 190 of Tuscarawas County Records. (EASEMENT IS LOCATED AT THE INTERSECTION OF W. OHIO AVE AND N. WOOSTER AVE., NOT SHOWN HEREON.)

26. Non-Drill Oil and Gas Lease to North American Petroleum, Inc., filed for record October 7, 1991 in Volume 145, Page 530 of Tuscarawas County Records. (LEASE INCLUDES SUBJECT PARCEL AND MORE LAND, SUBJECT PARCEL SHOWN HEREON.)

27. Reservation as contained in Warranty Deed from Octagon Associates Ltd to State of Ohio, for the use and benefit of the Department of Transportation, filed for record September 17, 2007 in OR Volume 1266, Page 1469 of Tuscarawas County Records. (RESERVATION IS FOR THE RIGHT OF INGRESS AND EGRESS ACROSS ADJACENT CITY OF DOVER PARCEL 1505022006, SHOWN HEREON.)

28. Temporary Right of Way Easement to State of Ohio, for the use and benefit of the Department of Transportation, filed for record September 17, 2007 in OR Volume 1266, Page 1474 of Tuscarawas County Records. (TEMPORARY EASEMENT IS LOCATED ON SUBJECT PARCEL, SHOWN HEREON.)

29. Memorandum of Lease by and between Spirit Creme Co 2014, LLC, and Buehler Food Markets, Incorporated, filed for record October 30, 2015 in OR Volume 1488, Page 1572 of Tuscarawas County Records. (LEASE INCLUDES SUBJECT PARCEL AND MORE LAND, SUBJECT PARCEL SHOWN HEREON.)

30. First Amended Memorandum of Lease, filed for record October 16, 2017 in OR Volume 1542, Page 1462 of Tuscarawas County Records. (LEASE IS FOR THE ADJOINING PARCEL TO THE NORTH, SHOWN HEREON.)

31. Subordination Agreement, filed for record October 30, 2015 in OR Volume 1488, Page 1572 of Tuscarawas County Records. (AGREEMENT INCLUDES SUBJECT PARCEL AND MORE LAND, SUBJECT PARCEL SHOWN HEREON.)

32. Subordination, Non-Disturbance and Attornment Agreement, filed for record October 30, 2015 in OR Volume 1488, Page 1583 of Tuscarawas County Records. (AGREEMENT INCLUDES SUBJECT PARCEL AND MORE LAND, SUBJECT PARCEL SHOWN HEREON.)

33. Subordination Agreement, filed for record October 30, 2015 in OR Volume 1488, Page 1598 of Tuscarawas County Records. (AGREEMENT INCLUDES AN ACCESS ROAD ACROSS SUBJECT PARCEL, ACCESS ROAD SHOWN HEREON.)

34. Reciprocal Easement Agreement by and between Spirit Creme Co 2014, LLC and Octagon Associates, Ltd., filed for record September 26, 2017 in OR Volume 1541, Page 354 of Tuscarawas County Records. (EASEMENT AGREEMENT INCLUDES AN ACCESS ROAD, DRAINAGE EASEMENT FOR A STORM WATER MANAGEMENT SYSTEM FOR STORM WATER FROM ADJACENT PARCEL TO THE NORTH, AND EASEMENT FOR UTILITIES, EASEMENTS AND UTILITIES LOCATED ON SUBJECT PARCEL, SHOWN HEREON.)

35. Restrictions as contained in the Limited Warranty Deed from Octagon Associates Ltd. to OHIOAVE, LLC, filed for record May 18, 2019 in OR Volume 1558, Page 194 of Tuscarawas County Records. (RESTRICTIONS FOR THE SUBJECT PARCEL PROHIBIT THE OPERATION OF A HARDWARE STORE AND SELLING ITEMS TYPICAL SOLD IN A HARDWARE STORE, SUBJECT PARCEL SHOWN HEREON.)

36. Gas Pipeline Easement to The East Ohio Gas Company, d/b/a Dominion Energy Ohio, filed for record November 5, 2019 in OR Volume 1595, Page 3724 of Tuscarawas County Records. (EASEMENT IS LOCATED ON SUBJECT PARCEL, SHOWN HEREON.)

37. Open — End Mortgage from OhioAVE, LLC, an Ohio Limited Liability Company to The First National Bank of Dennison in the amount of \$213,750.00, filed for record May 21, 2018 in OR Volume 1558, Page 529 of Tuscarawas County Records. (DOCUMENT NOT PROVIDED, NOT SHOWN HEREON.)

LEGAL DESCRIPTION - PER TITLE AND AS SURVEYED

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 1066895 WITH AN EFFECTIVE DATE OF JUNE 28, 2021

SITUATED IN THE CITY OF DOVER, COUNTY OF TUSCARAWAS, STATE OF OHIO, DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF DOVER, COUNTY OF TUSCARAWAS, STATE OF OHIO, BEING A PART OF THE SAME LAND CONVEYED TO SPIRIT CREME CO 2014, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY THAT CERTAIN LIMITED WARRANTY DEED DATED OCTOBER 16, 2015 AND RECORDED OCTOBER 30, 2015, IN DEED VOLUME 1488, PAGE 1554 OF TUSCARAWAS COUNTY RECORDS, AND PART OF PARCEL #15-05022-004, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT NO. 49;

THENCE NORTH 83° 36' 07" WEST, ALONG THE NORTH LINE OF LOT NO. 49, A DISTANCE OF 964.44 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE WEST RIGHT-OF-WAY LINE OF NORTH WOOSTER AVENUE (VARIABLE WIDTH — PUBLIC), AS CONVEYED TO THE CITY OF DOVER BY DEED VOLUME 638, PAGE 252

THENCE WITH SAID WEST RIGHT-OF-WAY LINE OF NORTH WOOSTER AVENUE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5540.82 FEET, HAVING AN ARC LENGTH OF 207.34 FEET, A CENTRAL ANGLE OF 2° 08' 39"; A CHORD BEARING SOUTH 05° 50' 12" EAST, AND HAVING A CHORD LENGTH OF 207.32 FEET;

THENCE SOUTH 06° 54' 31" EAST, CONTINUING ALONG THE SAME, A DISTANCE OF 504.01 FEET TO A CHISELED "X" SET AT THE INTERSECTION OF THE NORTH LINE OF SAID LAND OF SPIRIT CREME CO 2014, LLC;

THENCE SOUTH 83° 05' 29" WEST, ALONG SAID NORTH LINE OF SAID LAND OF SPIRIT CREME CO 2014, LLC, A DISTANCE OF 653.00 FEET TO A 5/8" REBAR FOUND AT THE NORTHWEST CORNER OF SAID LAND OF SPIRIT CREME CO 2014, LLC AND A POINT IN THE EAST LINE OF LAND CONVEYED TO WMS PROPERTIES, LTD. (VOLUME 726, PAGE 456, TUSCARAWAS COUNTY RECORDS);

THENCE SOUTH 04° 17' 18" EAST, ALONG SAID EAST LINE OF LAND CONVEYED TO WMS PROPERTIES, LTD. AND ALONG THE EAST LINE OF LAND CONVEYED TO CAMPBELL REAL ESTATE, LTD. (VOLUME 1378, PAGE 824, TUSCARAWAS COUNTY RECORDS), A DISTANCE OF 728.71 FEET TO A CAPPED REBAR SET AT A NEW CORNER, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE ALONG NEW LINES, BEING THE NORTH AND EAST LINE OF THE HEREIN DESCRIBED PARCEL OF LAND, AND RUNNING ENTIRELY WITHIN AFORESAID LAND OF SPIRIT CREME CO 2014, LLC, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. NORTH 85° 42' 42" EAST, A DISTANCE OF 8.55 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT AN ANGLE POINT THEREIN;

2. SOUTH 71° 02' 20" EAST, A DISTANCE OF 73.43 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT AN ANGLE POINT THEREIN;

3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 112.56 FEET, HAVING AN ARC LENGTH OF 46.77 FEET, A CENTRAL ANGLE OF 23° 48' 30"; A CHORD BEARING NORTH 68° 56' 35" EAST, AND HAVING A CHORD LENGTH OF 46.44 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT AN ANGLE POINT THEREIN;

4. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 55.35 FEET, HAVING AN ARC LENGTH OF 31.74 FEET, A CENTRAL ANGLE OF 32° 51' 10"; A CHORD BEARING NORTH 65° 18' 42" EAST, AND HAVING A CHORD LENGTH OF 31.31 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT AN ANGLE POINT THEREIN;

5. NORTH 85° 22' 10" EAST, A DISTANCE OF 97.85 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT AN ANGLE POINT THEREIN;

6. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3.50 FEET, HAVING AN ARC LENGTH OF 5.45 FEET, A CENTRAL ANGLE OF 89° 15' 12"; A CHORD BEARING SOUTH 50° 00' 14" EAST, AND HAVING A CHORD LENGTH OF 4.92 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT AN ANGLE POINT THEREIN;

7. SOUTH 05° 22' 38" EAST, A DISTANCE OF 17.01 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT AN ANGLE POINT THEREIN;

8. NORTH 88° 52' 00" EAST, A DISTANCE OF 31.51 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT AN ANGLE POINT THEREIN;

9. SOUTH 74° 59' 13" EAST, A DISTANCE OF 20.99 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT AN ANGLE POINT THEREIN;

10. NORTH 46° 10' 29" EAST, A DISTANCE OF 17.00 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT AN ANGLE POINT THEREIN;

11. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3.50 FEET, HAVING AN ARC LENGTH OF 4.78 FEET, A CENTRAL ANGLE OF 78° 16' 27"; A CHORD BEARING NORTH 85° 18' 42" EAST, AND HAVING A CHORD LENGTH OF 4.42 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT AN ANGLE POINT THEREIN;

12. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 75.38 FEET, HAVING AN ARC LENGTH OF 27.30 FEET, A CENTRAL ANGLE OF 20° 44' 55"; A CHORD BEARING SOUTH 45° 10' 37" EAST, AND HAVING A CHORD LENGTH OF 27.15 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT AN ANGLE POINT THEREIN;

13. NORTH 85° 38' 33" EAST, A DISTANCE OF 29.94 FEET TO A CAPPED REBAR SET AT A NEW CORNER AT THE NORTHEAST CORNER THEREOF;

14. SOUTH 04° 19' 47" EAST, A DISTANCE OF 352.08 FEET TO A MAG NAIL SET AT A NEW CORNER AT THE SOUTHEAST CORNER THEREOF, THE SAME BEING THE NORTH LINE OF AFORESAID WEST OHIO AVENUE, AS CONVEYED TO THE CITY OF DOVER BY DEED VOLUME 1266, PAGE 1469;

THENCE NORTH 82° 26' 53" WEST, ALONG THE NORTH LINE OF WEST OHIO AVENUE, A DISTANCE OF 343.50 FEET TO A CAPPED REBAR SET AT AN ANGLE POINT THEREIN;

THENCE NORTH 81° 49' 23" WEST, A DISTANCE OF 21.68 FEET TO A 5/8" REBAR FOUND ON THE EAST LINE OF AFORESAID LAND OF CAMPBELL REAL ESTATE, LTD.;

THENCE NORTH 04° 17' 18" WEST, ALONG THE EAST LINE OF SAID LAND, A DISTANCE OF 302.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 120,077 SQUARE FEET, OR 2.7566 ACRES OF LAND, MORE OR LESS, AS SURVEYED IN AUGUST OF 2015 BY DERON J. MILLMAN, P.S., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7717, FOR AND ON BEHALF OF MILLMAN NATIONAL LAND SERVICES, AND IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE MERIDIAN FOR ALL BEARINGS HEREIN IS THE WEST LINE OF THE SUBJECT PROPERTY, KNOWN AS BEING NORTH 04° 17' 18" WEST; PER VOLUME 1488, PAGE 1554 OF TUSCARAWAS COUNTY RECORDS.

ALL REBAR SET ARE 5/8" INCH IN DIAMETER, 30 INCHES IN LENGTH HAVING A YELLOW/PLASTIC CAP STAMPED "MILLMAN 330420723".

FLOOD CERTIFICATION

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "TUSCARAWAS COUNTY, OHIO AND INCORPORATED AREAS, PANEL 165 OF 475, MAP NUMBER 39157C01650," WITH AN EFFECTIVE DATE OF JULY 22, 2010, THE SUBJECT PARCEL IS LOCATED IN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING

AS PER THE CITY OF DOVER, OHIO ZONING MAP, THE SUBJECT PROPERTY IS ZONED B-2, HIGHWAY COMMERCIAL DISTRICT.

AS PER AN EMAIL FROM THE CITY OF DOVER BUILDING AND ZONING ADMINISTRATOR RECEIVED ON 8/11/2021, THE SUBJECT PARCEL HAS THE FOLLOWING SETBACKS:

FRONT SETBACK = 70 FEET  
SIDE SETBACK = 20 FEET  
REAR SETBACK = 24 FEET  
STREET FRONTAGE = 200 FEET

BASIS OF BEARINGS

MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS IN JULY 2021.

DATUM

VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 07/26/2021

PARKING

NO PARKING SPACES OBSERVED ON PROPERTY

UTILITY INFORMATION

DESIGN TICKET — A120400413  
DIG. TICKET — A120400411

NOTES

1. THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 1066895 WITH AN EFFECTIVE DATE OF JUNE 28, 2021.

2. THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:

A. LOT SPLIT PLAT, FOR SPIRIT CREME CO 2014 LLC, VOL. 1541, PG. 330.

3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF JULY 2021.

4. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

5. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

6. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

7. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

8. WETLAND DELINEATIONS AND IDENTIFICATION WERE NOT PART OF THIS CONTRACT.

9. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

SURVEYOR'S CERTIFICATION

- OHIOAVE, LLC,
- KD BEAR HOLDINGS LLC
- OLD REPUBLIC NATIONAL 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 2021 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, 5, 7(A), 7(B)-(1), 7(B)-(2), 7(C), 8, 9, 10(A), 10(B), 11(A), 11(B), 12, 13, 14, 15, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 27, 2021.

ANTHONY L. MAIONE, P.S.  
PROFESSIONAL LAND SURVEYOR.  
OH LIC. NO. 8544



**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.  
6000 Lombardo Center, Suite 210  
Cleveland, OH 44131  
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project

187 W. OHIO AVE  
CITY OF DOVER  
TUSCARAWAS COUNTY OHIO  
Drawing Title

ALTA/NSPS  
LAND TITLE  
SURVEY

Project No.  
400086901

Date  
08/09/2021

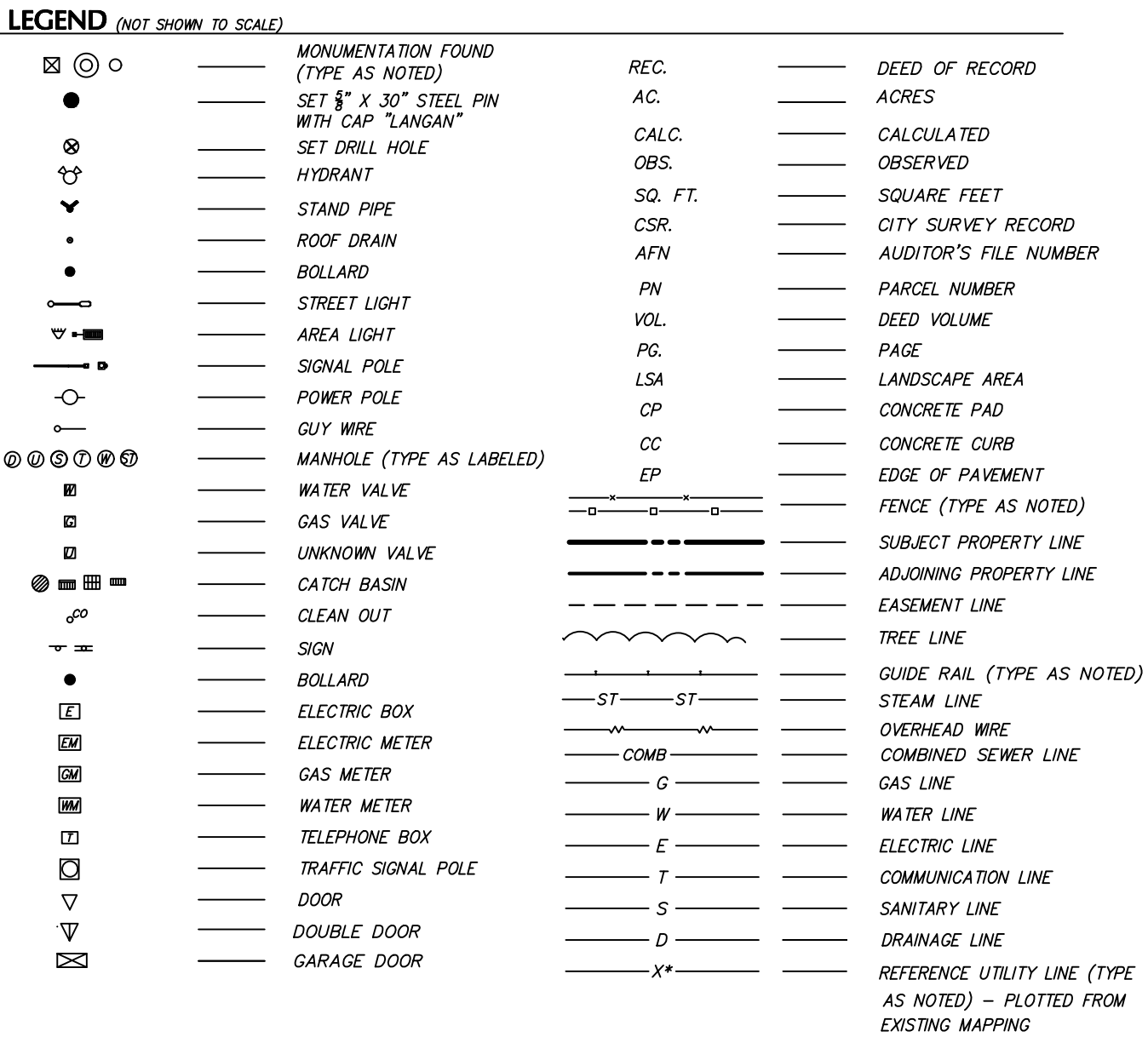
Drawn By  
IDC

Checked By  
ALM

Drawing No.  
VL101

Sheet 1 of 2





## NOTES

1. THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 1066895 WITH AN EFFECTIVE DATE OF JUNE 28, 2021.
2. THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
  - A. LOT SPLIT PLAT, FOR SPIRIT CREME CO 2014 LLC, VOL. 1541, PG. 330.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF JULY 2021.
4. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
5. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
6. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
7. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
8. THIS SURVEY IS NOT VALID UNLESS THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.



LINE TABLE				
LINE	BEARING	DISTANCE		
L1	N 81°06' 40" E	8.55'	REC	& USED
L2	S 09°58' 40" E	17.01'	REC	& USED
L3	N 84°15' 58" E	31.51'	REC	& USED
L4	S 79°35' 15" E	20.99'	REC	& USED
L5	N 41°34' 27" E	17.00'	REC	& USED
L6	N 86°24' 25" W	21.66'	REC	& USED

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.78'	112.56'	23°48'36"	N 36°00'43" E	46.44'
C2	31.74'	55.35'	32°51'33"	N 64°20'33" E	31.31'
C3	5.46'	3.50'	89°18'48"	S 54°36'16" E	4.92'
C4	4.78'	3.50'	78°18'40"	N 80°42'40" E	4.42'
C5	27.30'	75.38'	20°44'59"	S 49°46'39" E	27.15'

<h1 style="margin: 0;">LANGAN</h1> <p style="margin: 0;">Langan Engineering and Environmental Services, Inc. 6000 Lombardo Center, Suite 210 Cleveland, OH 44131</p> <p style="margin: 0;">T: 216.328.3300    F: 216.328.3301    <a href="http://www.langan.com">www.langan.com</a></p>	
Project	
<h2 style="margin: 0;">187 W. OHIO AVE</h2> <p style="margin: 10px 0 0 0;">CITY OF DOVER</p> <p style="margin: 0 0 0 100px;">TUSCARAWAS COUNTY</p> <p style="margin: 0 0 0 100px;">Drawing Title</p>	
<h1 style="margin: 0;">ALTA/NSPS LAND TITLE SURVEY</h1>	
Project No. <div style="border: 1px solid black; padding: 2px; text-align: center;">400086901</div>	<div style="font-size: 48px; font-weight: bold; margin: 0;">VL101</div>
Date <div style="border: 1px solid black; padding: 2px; text-align: center;">08/09/2021</div>	
Drawn By <div style="border: 1px solid black; padding: 2px; text-align: center;">IDC</div>	
Checked By <div style="border: 1px solid black; padding: 2px; text-align: center;">ALM</div>	
Drawing No. <div style="border: 1px solid black; padding: 2px; text-align: center;">Sheet    2    of    2</div>	