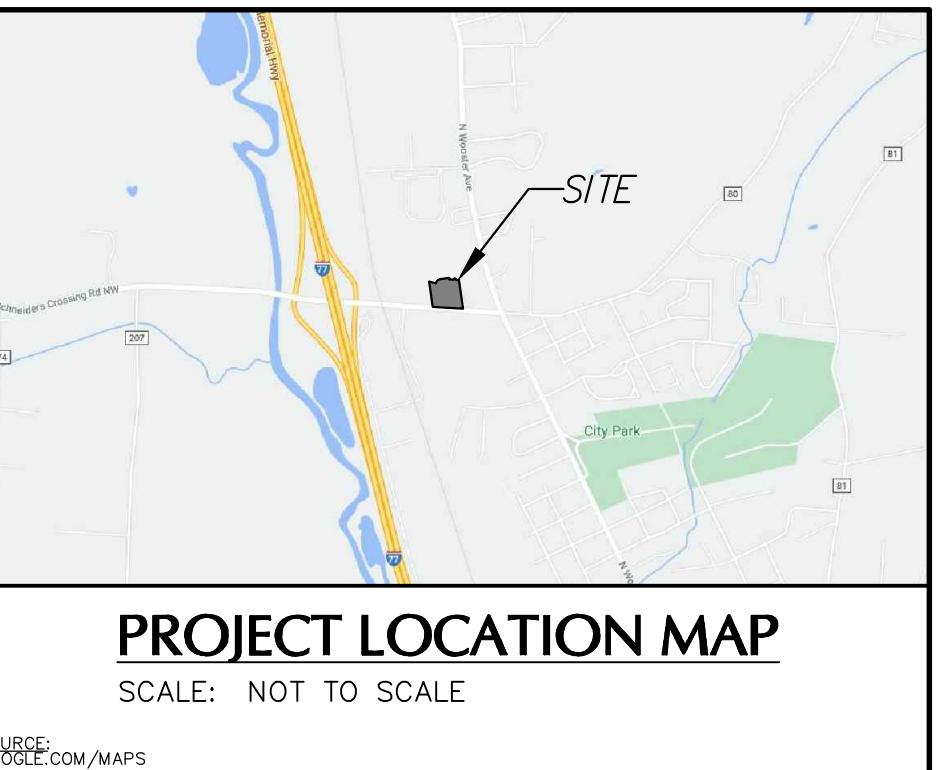


187 W. OHIO AVE

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 plot 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 HERON.)

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 HERON.)

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 HERON.)

14. Deed of Easement from Julius Ricksecker and Mary C. Ricksecker 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 HERON.)

15. Deed of Easement from J. Ricksecker and Mary C. Ricksecker 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 HERON.)

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 HERON.)

17. Easement 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 FEET NORTH OF SUBJECT PARCEL, LOCATED ADJACENT OF SUBJECT PARCEL, RIGHT OF WAY SHOWN HERON.)

18. Easement for Highway Purposes, filed for record January 19, 1962 in Volume 411, Page 410 of Tuscarawas County Records. (EASEMENT IS FOR A HIGHWAY PURPOSES EASEMENT ACROSS SUBJECT PARCEL, NOT SHOWN HERON.)

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 HERON.)

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 WIRES AND POLES FOUND ON SITE SHOWN HERON.)

21. Right of Way to The Central District and Printing Telegraph Company, filed for record May 10, 1966 in Volume 8, Page 465 of Tuscarawas County Records. (RIGHT OF WAY IS FOR A TELEPHONE LINE ACROSS SUBJECT PARCEL AND MORE LAND, BLANKET IN NATURE, OVERHEAD WIRES AND POLES FOUND ON SITE SHOWN HERON.)

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 HERON.)

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 HERON.)

24. Easement to The City of Dover, filed for record December 9, 1989 in Volume 625, Page 764 of Tuscarawas County Records. (EASEMENT DESCRIBED IS LOCATED NORTH OF SUBJECT PARCEL, NOT SHOWN HERON.)

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 HERON.)

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 HERON.)

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 HERON.)

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 HERON.)

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 1582 of Tuscarawas County Records. (LEASE INCLUDES SUBJECT PARCEL AND MORE LAND, SUBJECT PARCEL SHOWN HERON.)

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 HERON.)

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 HERON.)

32. Subordination 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 HERON.)

33. Subordination Agreement, filed for record October 30, 2015 in OR Volume 1488, Page 1588 of Tuscarawas County Records. (AGREEMENT INCLUDES AN ACCESS ROAD ACROSS SUBJECT PARCEL, ACCESS ROAD SHOWN HERON.)

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 PRETREATMENT PARCEL TO THE NORTH, AND EASEMENT FOR UTILITIES, EASMENTS AND UTILITIES LOCATED ON SUBJECT PARCEL, SHOWN HERON.)

35. Restrictions as contained in the Limited Warranty Deed from Octagon Associates Ltd. To OHIAVE, LLC, filed for record May 18, 2018 in OR Volume 1558, Page 194 of Tuscarawas County Records. (RESTRICTIONS FOR THE SUBJECT PARCEL PERTAIN TO THE OPERATION OF A HARDWARE STORE AND SELLING ITEMS TYPICAL SOLD IN A HARDWARE STORE, SUBJECT PARCEL SHOWN HERON.)

36. Open - End Mortgage from OhioAve, LLC, an Ohio Limited Liability Company to The First National Bank of Medina 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 HERON.)

37. Gas Pipeline Easement from 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 HERON.)

38. Open - End Mortgage from OhioAve, LLC, an Ohio Limited Liability Company to The First National Bank of Medina 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 HERON.)

187 W. OHIO AVE

ALTA/NSPS

LAND TITLE SURVEY

SITUATED IN THE CITY OF DOVER
TUSCARAWAS COUNTY, OHIO

FLOOD CERTIFICATION

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "TUSCARAWAS COUNTY, OHIO AND INCORPORATED AREAS, PANEL 165 OF 475, MAP NUMBER 39157C0165D," 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 - A12040413
DIG TICKET - A12040411

NOTES

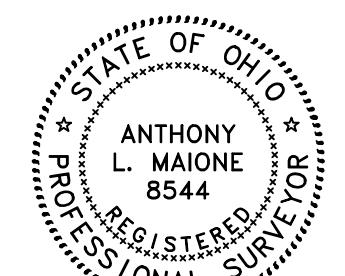
1. THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 1066895 WITH AN EFFECTIVE DATE OF JUNE 28, 2021.
2. THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 - A. LOT SPLIT PLAT, FOR SPIRIT CREME CO 2014 LLC, VOL. 1541, PG. 252.
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 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

1. OHIAVE, LLC
2. KB BEAR HOLDINGS LLC
3. 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

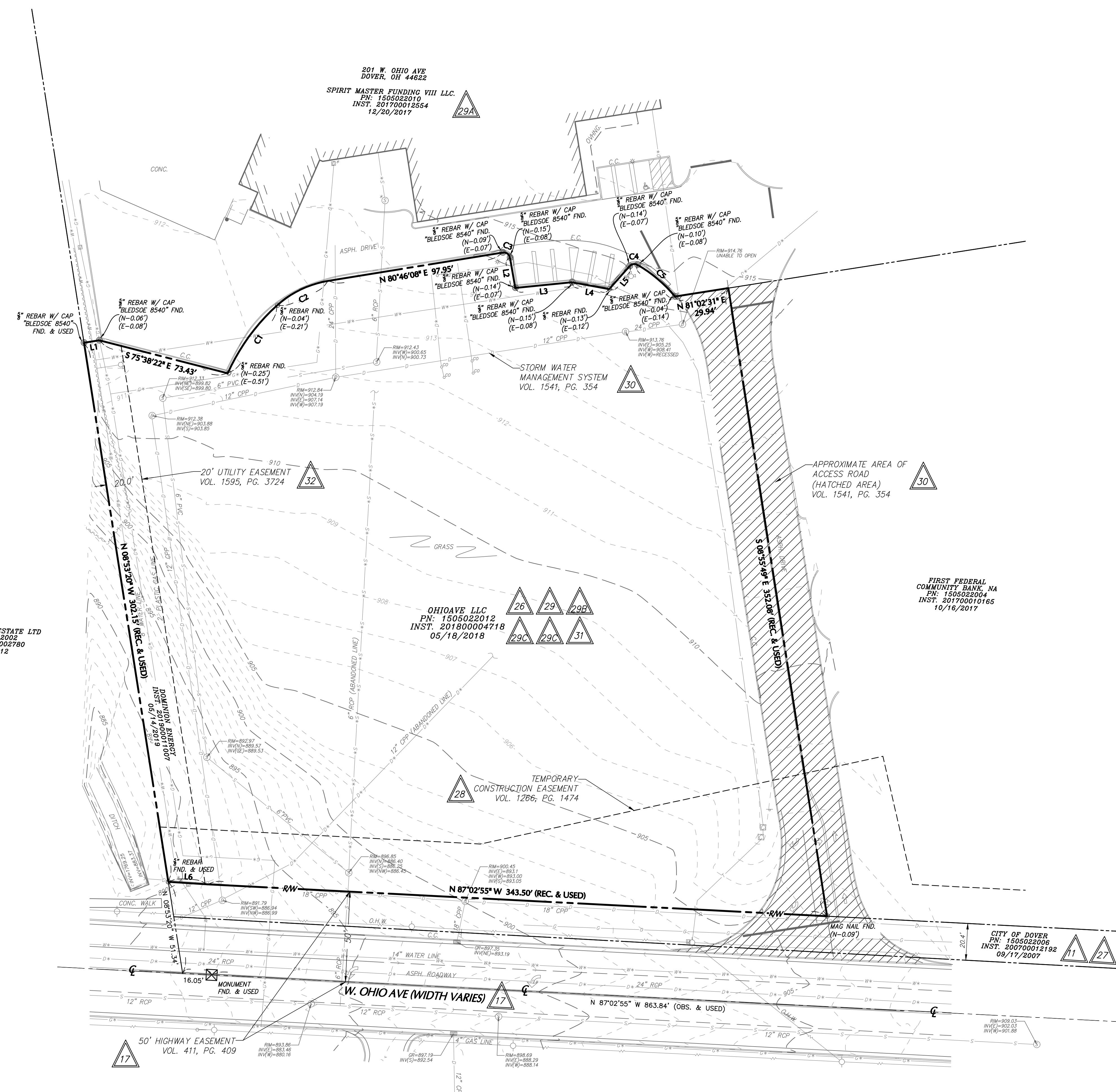
CITY OF DOVER

TUSCARAWAS COUNTY OHIO

Drawing Title

ALTA/NSPS
LAND TITLE
SURVEY

Project No.	Drawing No.
400086901	VL101
Date	08/09/2021
Drawn By	ALM
IDC	
Checked By	



LEGEND (NOT SHOWN TO SCALE)	
●	MONUMENTATION FOUND (TYPE AS NOTED)
●	SET 3" X 30" STEEL PIN WITH CAP "LANGAN"
●	SET DRILL HOLE
●	HYDRANT
●	STAND PIPE
●	ROOF DRAIN
●	BOLLARD
●	STREET LIGHT
●	AREA LIGHT
●	POWER POLE
●	GUY WIRE
●	MANHOLE (TYPE AS LABELED)
●	WATER VALVE
●	GAS VALVE
●	UNKNOWN VALUE
●	CATCH BASIN
●	CLEAN OUT
●	SIGN
●	BOLLARD
●	STATION
●	STEAM LINE
●	OVERHEAD WIRE
●	COMBINED SEWER LINE
●	GAS LINE
●	WATER METER
●	TELEPHONE BOX
●	TRAFFIC SIGNAL POLE
●	DOOR
●	SANITARY LINE
●	DOUBLE DOOR
●	DRAINAGE LINE
●	GARAGE DOOR
●	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
REC.	DEED OF RECORD
AC.	ACRES
CALC.	CALCULATED
OBS.	OBSERVED
SQ. FT.	SQUARE FEET
CSR.	CITY SURVEY RECORD
AFN.	AUDITOR'S FILE NUMBER
PARCEL NUMBER	PARCEL NUMBER
VOL.	DEEP VOLUME
PG.	PAGE
LSA	LANDSCAPE AREA
OP	CONCRETE PAD
CC	CONCRETE CURB
EP	EDGE OF PAVEMENT
ST	FENCE (TYPE AS NOTED)
ST	SUBJECT PROPERTY LINE
ST	ADJOINING PROPERTY LINE
ST	EASEMENT LINE
ST	TREE LINE
ST	GUIDE RAIL (TYPE AS NOTED)
ST	STEAM LINE
ST	OVERHEAD WIRE
ST	COMBINED SEWER LINE
ST	GAS LINE
W	WATER LINE
E	ELECTRIC LINE
G	COMMUNICATION LINE
W	WATER LINE
E	ELECTRIC LINE
T	COMMUNICATION LINE
S	SANITARY LINE
D	DRAINAGE LINE
X*	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING

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.
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SCALE: 1 INCH = 30 FEET

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Project

187 W. OHIO AVE

CITY OF DOVER

TUSCARAWAS COUNTY OHIO

Drawing Title
ALTA/NSPS LAND TITLE SURVEY

Project No.	Drawing No.
400086901	VL101
Date	08/09/2021
Drawn By	IDC
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Sheet 2 of 2	