

Record Legal Description

The Land is described as follows:

Situated in the Township of Springfield, County of Summit and State of Ohio: And known as being a part of Tract No. 1 in said Township and more fully described as follows, to wit: Beginning at the centerline intersection of Arlington Road (60 feet wide) (C.H. 15) and Killian Road (60 feet wide) (C.H. 135) and thence along the centerline of said Arlington Road (which is also the west line of said Springfield Township) North 04° 30' East, 272.50 feet (an iron pipe is S 85° 50' E, 30.0 feet from this point); Thence along the south line of premises formerly owned by Jon-Way Developers, Inc., South 85° 50' East, 286.31 feet to the west line of a parcel of land as deeded to Margaret Heimbach and recorded in Deed Volume 4132, Page 360, Parcel No. 1; Thence along the west line of said parcel, South 04° 32' West, (sic) 276.83 feet to the centerline of said Killian Road (an iron pipe is N 4° 32' E, 30.0 feet from this point); Thence along said centerline, North 84° 58' West, 286.16 feet to the place of beginning.

The above described property is the same property described in First American Title Insurance Company, Commitment No. 31986, dated April 22, 2021.

Encroachment Statement

A Subjects concrete extends beyond the boundary line by approximately 3.0 feet as shown hereon.

B Subjects wood fence extends beyond the boundary line by approximately 2.2 feet as shown hereon.

Utility Notes

The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

Flood Note

Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39153C0276E, with a date of identification of July 20, 2009, for Community No. 390781, in Summit County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

Legend of Symbols & Abbreviations

| | |
|--------|--------------------------------|
| R/W | - Right-of-Way |
| P.L. | - Adjoiner Property Line |
| C | - Centerline |
| P.O.B. | - Place/Point of Beginning |
| | - Encroachment Item |
| | - Schedule B-Section II Item |
| | - Monumentation Found as Noted |
| | - MAG Nail or PK Nail Set |
| | - Manhole |
| | - Curb Inlet Basin w/ Grate |
| | - Catch Basin |
| | - Fire Hydrant |
| | - Water Valve |
| | - Gas Meter |
| | - Utility Cabinet |
| | - Electric Meter |
| | - Electric Transformer |
| | - Electric Vault |
| | - Utility Pedestal |
| | - Utility Vault |
| | - Underground Utility Marker |
| | - Bollard Post |
| | - Handicap Space |
| | - Sign |
| | - Mail Box |
| | - Utility Pole |
| | - Traffic Pole |
| | - Light Pole |
| | - Guy Wire |
| | - Chain Link Fence |
| | - Wood Fence |
| | - Overhead Utilities |
| | - Concrete Area |
| | - No Parking Area |
| | - Building Area |

Notes Corresponding to Schedule B

12 Right of Way to The Ohio Bell Telephone Company, recorded March 23, 1933 in Volume 1523, Page 172 of Summit County Records.
Note: We have made no examination under the above right of way.
DOCUMENT ILLEGIBLE

14 Easement to The Ohio Bell Telephone Company, recorded October 9, 1987 in Volume 7515, Page 95 of Summit County Records.
Note: We have made no examination under the above easement.
PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON

15 Easement to County of Summit, recorded July 15, 1999 as Document No. 54317323 of Summit County Records.
Note: We have made no examination under the above easement.
PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON

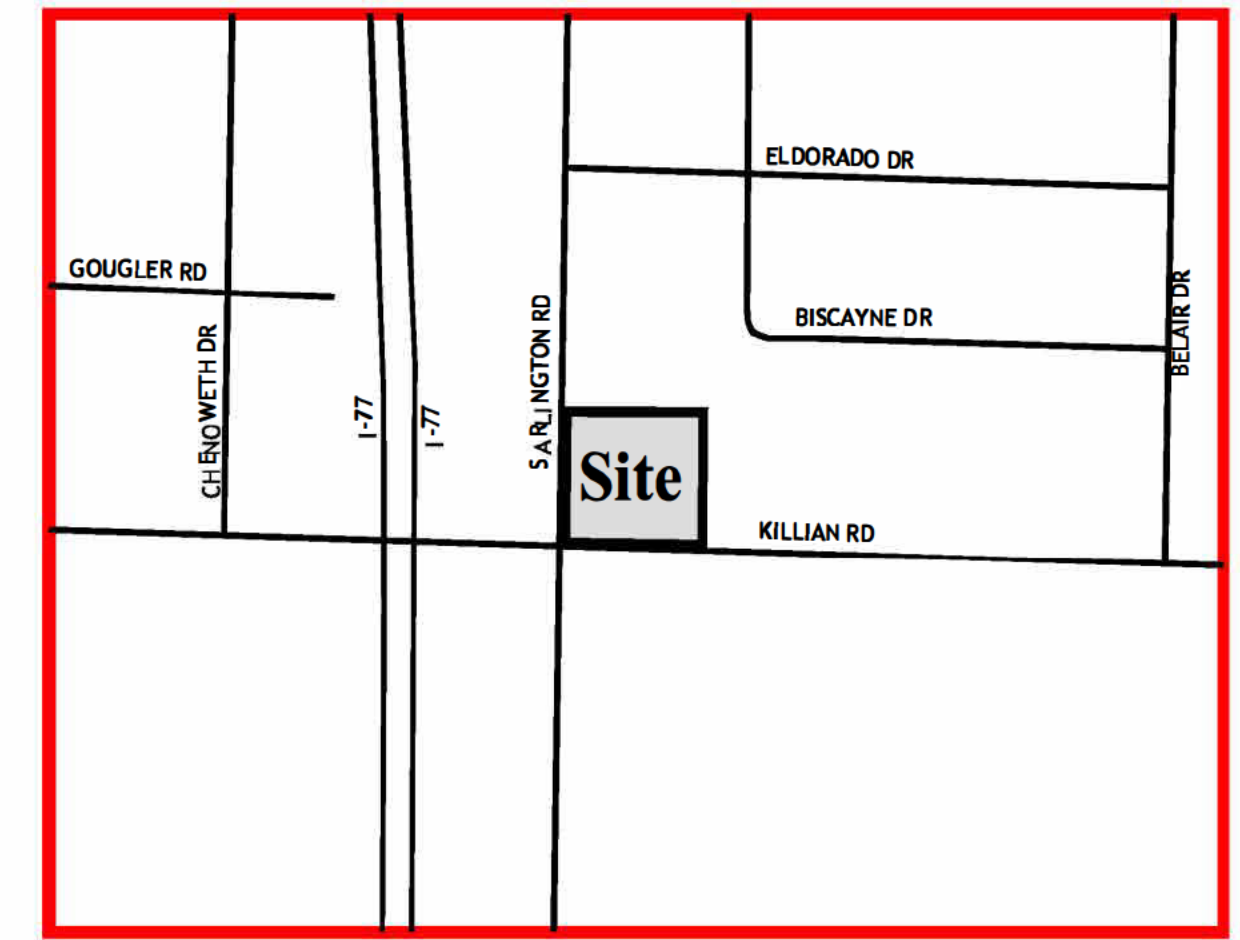
16 Easement to Ohio Bell Telephone Company aka Ameritech Ohio Inc., recorded November 9, 2000 as Document No. 54482304 of Summit County Records.
Note: We have made no examination under the above easement.
PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON

Zoning

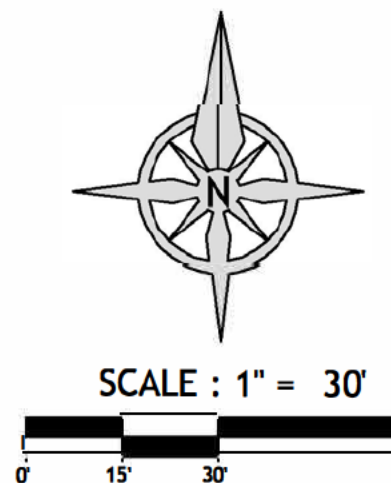
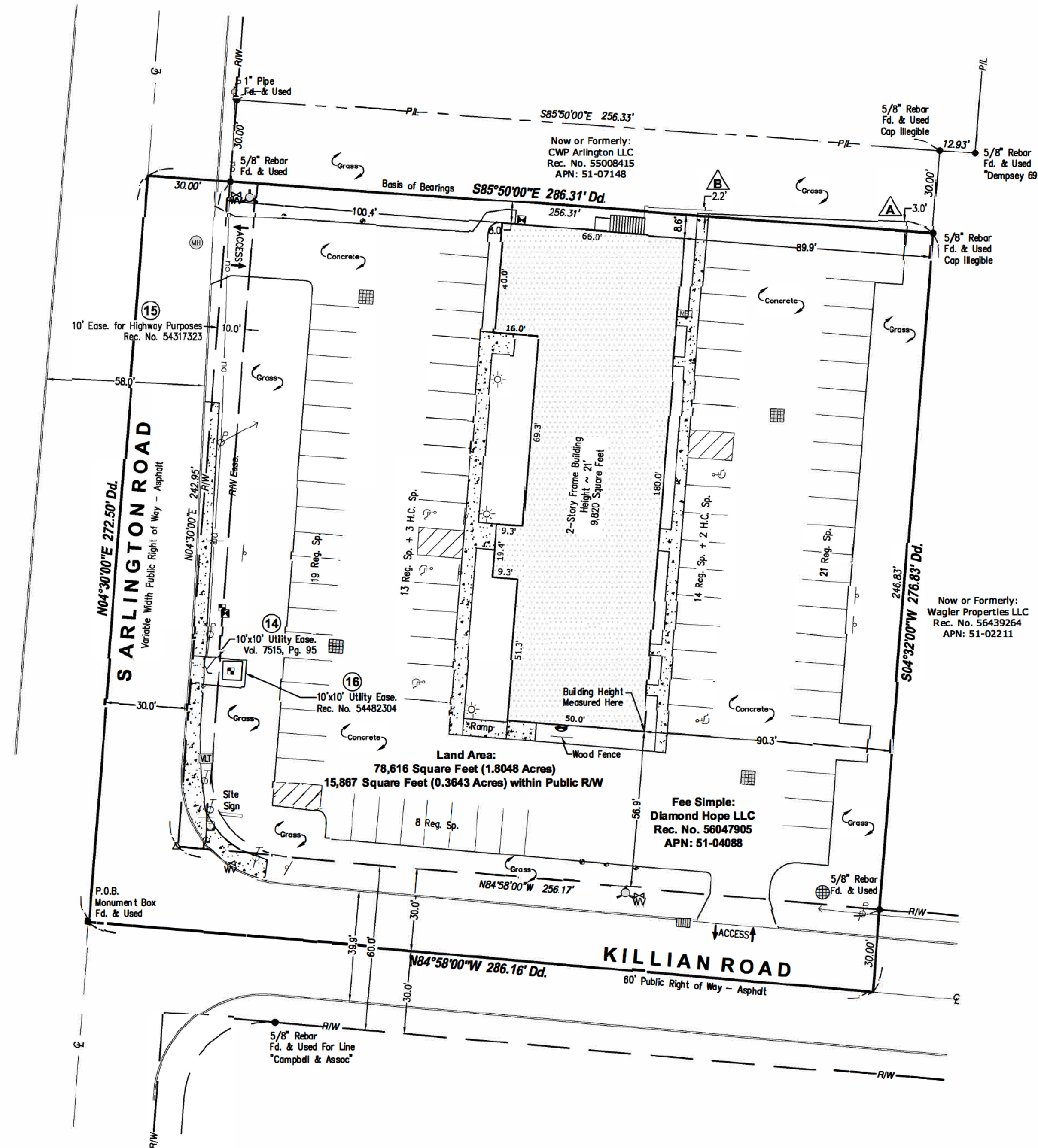
At the time of this survey, no zoning information had been provided to the surveyor pursuant to Table A Item 6b.

Miscellaneous Notes

- Dimensions on this plat are expressed in feet and decimal parts thereof, unless otherwise noted.
- The meridian for all bearings shown hereon is the North line of the surveyed property, known as being South 85°50'00" East, per Rec. No. 56047905 of Summit County Records.
- There are 75 regular parking spaces and 05 handicapped parking spaces for a total of 80 parking spaces on the subject property.
- At the time of this ALTA Survey there was no observable evidence of earth moving work, building construction or building additions within recent months.
- At the time of this ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.
- At the time of this survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- The subject property has direct access to S. Arlington Road and Killian Road, both being dedicated public rights-of-way.
- To the best of the surveyor's knowledge, the subject property shows no evidence of being used as a cemetery, gravesite, or burial ground.
- All above ground utilities are shown from visual evidence only.
- The posted address on site is 2717 S. Arlington Road.
- The property described hereon is the same as the property described in First American Title Insurance Company, Title Commitment No. 31986, dated April 22, 2021 at 7:29 AM and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Note to the client, insurer, and lender - With regard to Table A, Item 11, information from sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- There are no offsite easements or servitudes benefiting the subject property, as disclosed by First American Title Insurance Company Title Commitment No. 31986, bearing an effective date of April 22, 2021.
- The property surveyed and shown hereon is contiguous with no gaps, gores or overlaps.
- The surveyed property has no applicable party walls.



Vicinity Map



ALTA/NSPS Land Title Survey

for
Sommers Arlington Rd

Project #21-7415-Site #001
2717 S Arlington Rd
Akron, OH 44319
County of Summit

Surveyor Certification:

To: WE Charters, LTD, First American Title Insurance Company, and CRESURVEYS, LTD.

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, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on May 9, 2021.

ALS Job #: 2442
Sheet 1 of 1

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CRESURVEYS
EMAIL: INFO@CRESURVEYS.COM
PHONE: (330) 777-0502
24 N. HIGH STREET, SUITE 103, AKRON, OH 44308

(330) 777-0502

CRESURVEYS