

Record Legal Description

The Land is described as follows:

Situated in the Township of Springfield, County of Summit and State of Ohio: And knowns 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 8 5° 50' East, 286.31 feet to the west line of a parcel of land as deeded to Margaret Heimbuch 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

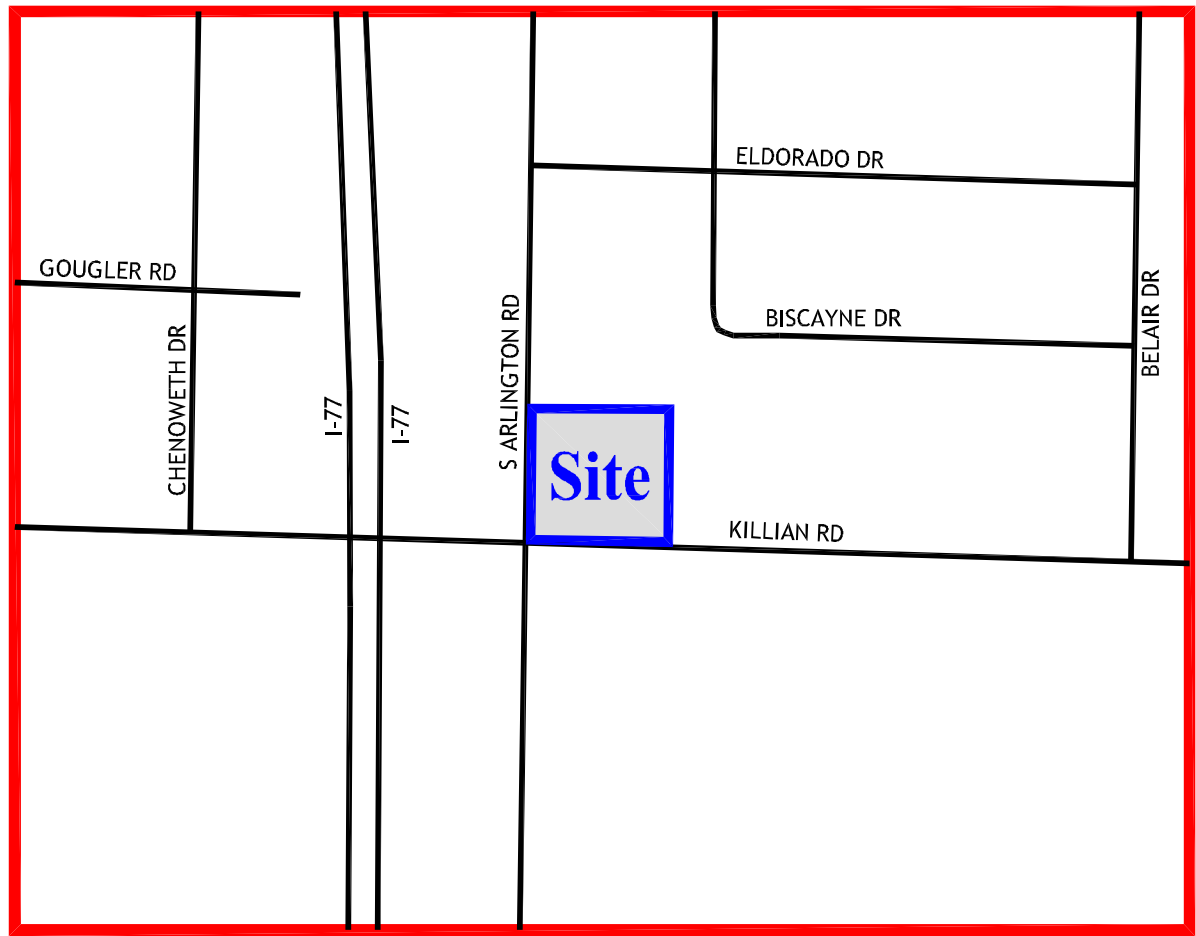
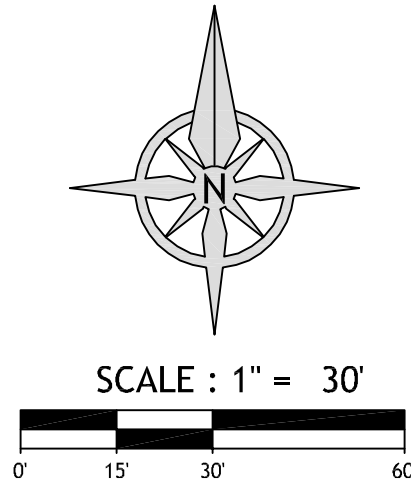
Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39153C0276E, with a date of identification of July 20, 2009, for Community No. 390781, in Summit County, State of Ohio, which is the current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

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.

Notes Corresponding to Schedule B

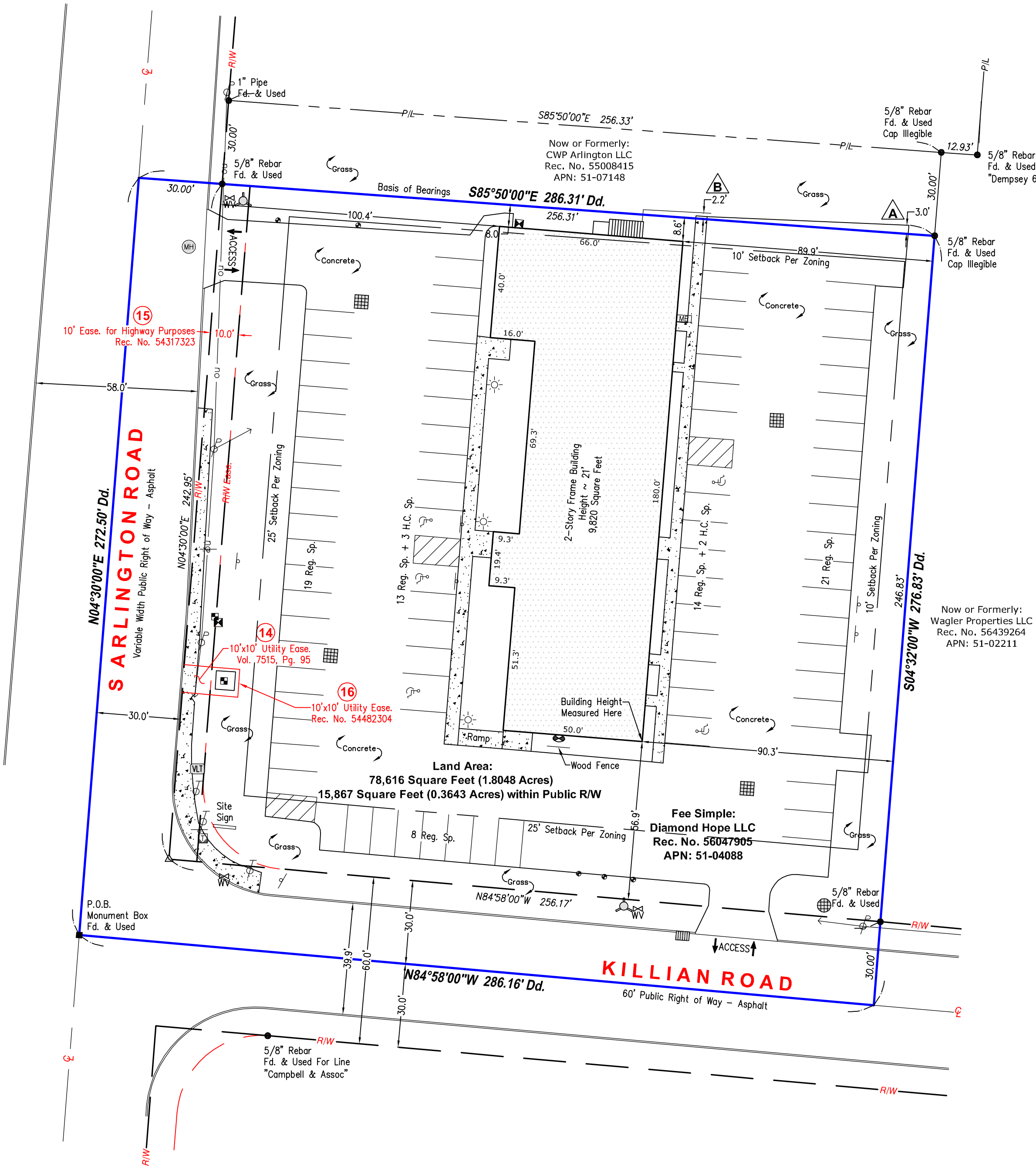
- Right of Way to The Ohio Bell Telephone Company, recorded March 23, 1933 in Volume 1523, Page 172 of Summit County Records.
12 Note: We have made no examination under the above right of way.
DOCUMENT ILLEGIBLE
- Easement to The Ohio Bell Telephone Company, recorded October 9, 1987 in Volume 7515, Page 95 of Summit County Records.
14 Note: We have made no examination under the above easement.
PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON
- Easement to County of Summit, recorded July 15, 1999 as Document No. 54317323 of Summit County Records.
15 Note: We have made no examination under the above easement.
PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON
- Easement to Ohio Bell Telephone Compan aka Ameritech Ohio Inc., recorded November 9, 2000 as Document No. 54482304 of Summit County Records.
16 Note: We have made no examination under the above easement.
PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON



Vicinity Map

Zoning

STATUS	DATE: 01/1/2024		
ITEM	C-1	District	*C-1* Commercial Business District
PERMITTED USE	Yes, Legal Non-Conforming	Source of Information	CREtelligent
MIN. LOT AREA	21,780 S.F.	Address	11344 Coloma Road, Suite 850, Gold River, CA 95670
MIN. LOT WIDTH	75'	Person Contacted	CREtelligent
MAX. BLDG. COVERAGE	80%		11344 Coloma Road, Suite 850
MIN SETBACKS, STREETS	25 Feet		Gold River, CA 95670
MIN. SETBACKS, SIDE	10 Feet	Date Conducted	01/01/2024
MIN. SETBACKS, REAR	10 Feet	Phone/Fax Number	(866) 517-1437
MAX. BUILDING HEIGHT	35 Feet	Email Address	Information Not Listed in Zoning Report
PARKING FORMULA	1 space per 250 square feet for medical and dental; 1 space per 300 square feet for general offices	Notes	None
PARKING REGULAR	75 Parking Spaces Existing (59 Required)		
PARKING HANDICAP	5 Total Spaces Existing (No Requirement Noted)		
PARKING TOTAL	80 Total Spaces Existing (59 Required)		
Zoning Report prepared by CREtelligent, Project No. 24-0000-001, dated January 1, 2024.			



Legend of Symbols & Abbreviations

- R/W** - Right-of-Way
P/L - Adjoiner Property Line
C - Centerline
P.O.B. - Place/Point of Beginning
X - 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

ALTA/NSPS Land Title Survey

for
Sommers Arlington Rd
Project #24-0000-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 January 2, 2024.

SURVEYED BY:

Date of Plat or Map: January 1, 2024
Date of last revision:

ALS Job #: 2442
Sheet 1 of 1

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CREtelligent
EMAIL: support@cretelligent.com
PHONE: (866) 941-6813
2717 S. Arlington Road, Suite C, Akron, OH 44312

(866) 941-6813
CREtelligent