

PREPARED FOR
SPAETH ENTERPRISES LTD.
16675 WEST PARK CIRCLE
CHAGRIN FALLS, OHIO 44023
TELE. #(440) 708-0296

ALTA/ACSM SURVEY
For
SPAETH ENTERPRISES LTD.

SITE SITUATED:
SITUATED IN THE TOWNSHIP OF BAINBRIDGE,
COUNTY OF GAUGA AND STATE OF OHIO AND
KNOWN AS BEING A PART OF ORIGINAL BAINBRIDGE
TOWNSHIP LOT NO.'S 25, TRACT 1, AND FURTHER BEING
KNOWN AS A PARCEL OF LAND CONVEYED TO GAUGA
GRAPHITE ASSOCIATES BY DEED RECORDED IN VOLUME 562
PAGE 168 OF GAUGA COUNTY DEED RECORDS.

LEGAL DESCRIPTION OF A
0.8301 ACRE PARCEL
FOR SPAETH ENTERPRISES, LTD.

Situated in the Township of Bainbridge, County of Gauga and State of Ohio and known as being a part of Lot No. 25, Tract No. 1, and further being known as a parcel of land conveyed to Gauga Graphite Associates by deed recorded in Volume 562, Page 168 of Gauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Washington Street, 60 feet wide, at its intersection with the centerline of West Park Circle Drive, 60 feet wide, as shown by plat recorded in Volume 10, Page 65 of Gauga County Plat Records;

Thence South 5°27'29" East along said centerline of West Park Circle Drive, a distance of 550.15 feet to a drill hole found at a point of curvature;

Thence Southeasterly along the arc of a curve deflecting to the left, also being said centerline of West Park Circle Drive, 107.39 feet, said curve having a radius of 572.96 feet, and a chord which bears South 10°49'39" East, 107.23 feet to a drill hole found at a point of tangency;

Thence South 16°1'49" East along said centerline of West Park Circle Drive, a distance of 98.86 feet to a point;

Thence North 87°57'29" East a distance of 30.94 feet to a railroad spike set in the Easterly sideline at West Park Circle Drive, at the Southwesterly corner of land conveyed to Community Survey Realty LLC. by deed recorded in Volume 1225, Page 19 of Gauga County Deed Records and the Principle Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 87°57'29" East along the Southerly line of land so conveyed to Community Survey Realty LLC, a distance of 284.86 feet to a 5/8 inch iron pin set in a Westerly line of land conveyed to D. and S. Schneider Realty LLC. by deed recorded in Volume 1540, Page 136 of Gauga County Deed Records;

COURSE II Thence South 2°02'31" East along said Westerly line of land so conveyed to D. and S. Schneider Realty LLC., a distance of 135.00 feet to a 5/8 inch iron pin set at the Northeasterly corner of land conveyed to Kenneth A. and Therese M. Kolis by deed recorded in Volume 1371, Page 21 of Gauga County Deed Records;

COURSE III Thence South 87°57'29" West along the Northerly line of land so conveyed to Kenneth A. and Therese M. Kolis, a distance of 250.81 feet to a drill hole set in said Easterly sideline of West Park Circle Drive;

COURSE IV Thence North 16°1'49" West along said Easterly sideline of West Park Circle Drive, a distance of 139.23 feet to the Principle Place of Beginning and containing 0.8301 acres of land as surveyed, calculated and described on January 30, 2004 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

GENERAL NOTES & REFERENCES:

SURVEY FOR D. & S. REALTY COMPANY BY RICHARD HANTEL 10/18/02
DEDICATION PLAT OF PARK CIRCLE DRIVE AND WEST PARK CIRCLE DRIVE, VOL. 10, PG 65 OF GAUGA COUNTY PLAT RECORDS

EXISTING UNDERGROUND UTILITIES NOTE:

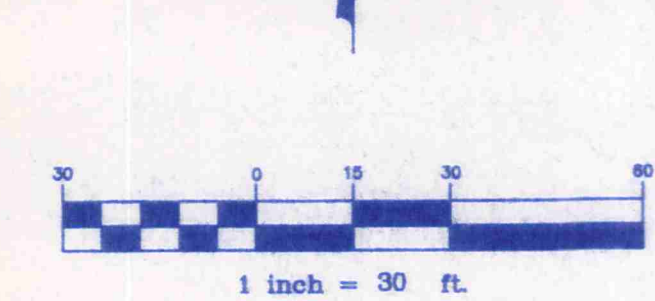
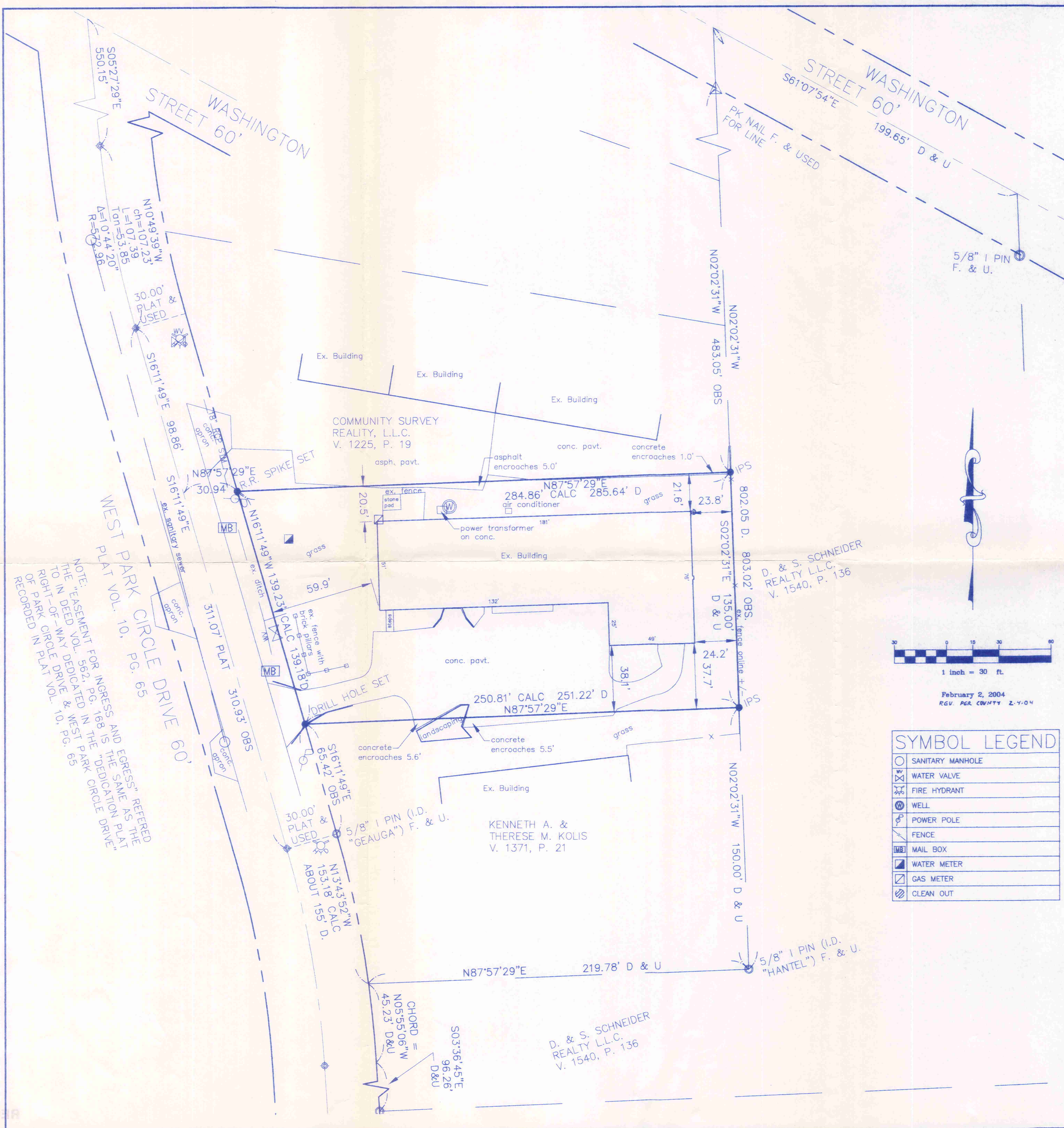
THE LOCATION BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A DILIGENT AND COMPREHENSIVE SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RUDY E. SCHWARTZ, P.S. NO. 7193 DOES NOT GUARANTEE THE COMPLETENESS, NOR ACCURACY THEREOF.

ENCROACHMENT NOTE:

THE LOCATIONS OF ENCROACHMENTS ARE AS SHOWN ON THE MAP.

EASEMENTS AFFECTING PROPERTY PER SCHEDULE B - SECTION 2 OF THE LAWYERS TITLE INSURANCE COMPANY COMMITMENT No. 88944e

- Easement to Ann Kick recorded in Volume 108, Page 284 Gauga County Records. Unable to plot.
- Easements on the Dedication Plat recorded in Volume 10, Pages 65 Gauga County Records. Unable to plot.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.O. 315.251
R.S. 2/4/04
OFFICE OF THE
GAUGA COUNTY ENGINEER

SYMBOL LEGEND

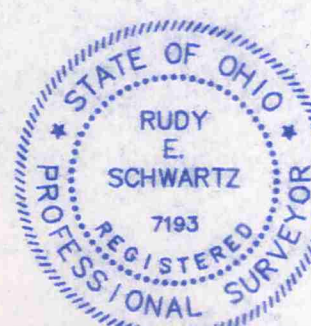
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WELL
	POWER POLE
	FENCE
	MAIL BOX
	WATER METER
	GAS METER
	CLEAN OUT

LEGEND

	5/8" Iron Pin Set
	Iron Pipe
	Monument
	PK or MAG NAIL
	Drill Hole found & used
	Found
	Record
	Measured
	Observed
	Calculated
	Used
	Deed Record
	Official Record
	Centerline
	Edge of Pavement

SURVEYOR'S CERTIFICATION
To: LAWYERS TITLE INSURANCE CO.
B.K. MONROE, INC.
SPAETH ENTERPRISES INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.
Rudy E. Schwartz, P.S. No. 7193
Date 2.2.04



SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

BA100142
BA100142

Spaeth
picked up 2/4/14
02-131400
Vol. 1718-Pg. 1536

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0.8301 ACRE PARCEL
FOR
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Thence South $16^{\circ}11'49''$ East along said centerline of West Park Circle Drive, a distance of 98.86 feet to a point;

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0.8301 Acre Parcel
Spaeth Enterprises, LTD.
Page Two

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2.4.04

DATE



RUDY E. SCHWARTZ, P.S. 7193



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 2/4/04

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

RECEIVED

FEB 04 2004

ENGINEERS