

ALTAVACSM SURVEY

A PORTION OF LANDS TO JAMES F. WALSH
IN LOT 137 IN THE VILLAGE OF CHARDON, COUNTY OF GEauga,
STATE OF OHIO, AS RECORDED IN VOLUME 861 PAGE 119.1
IN THE OFFICE OF THE COUNTY RECORDER.

LAND DESCRIPTION

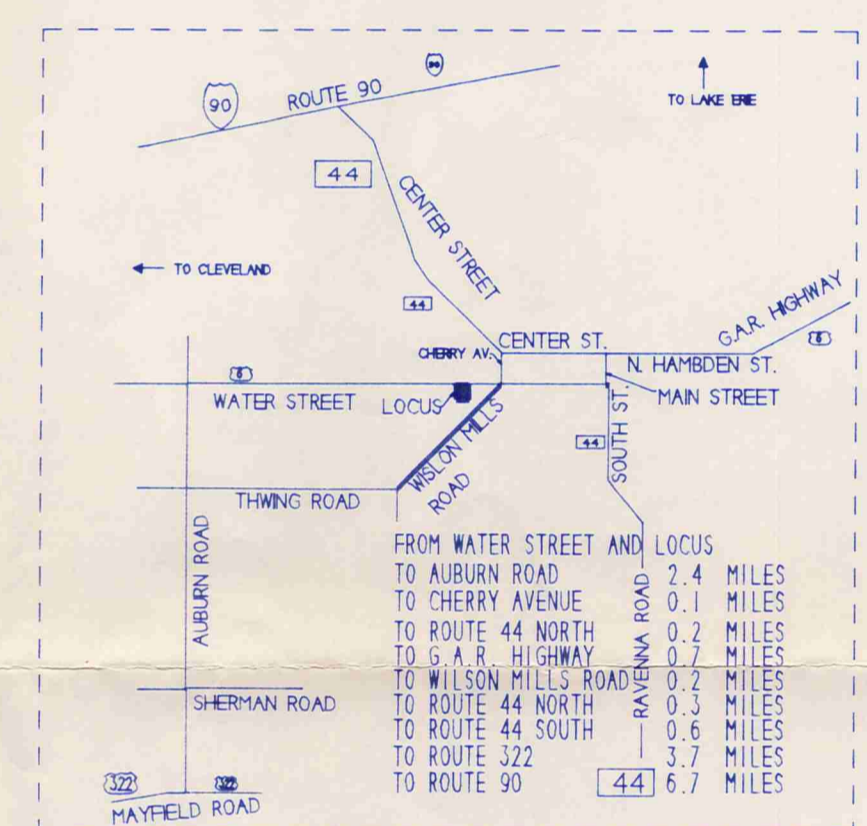
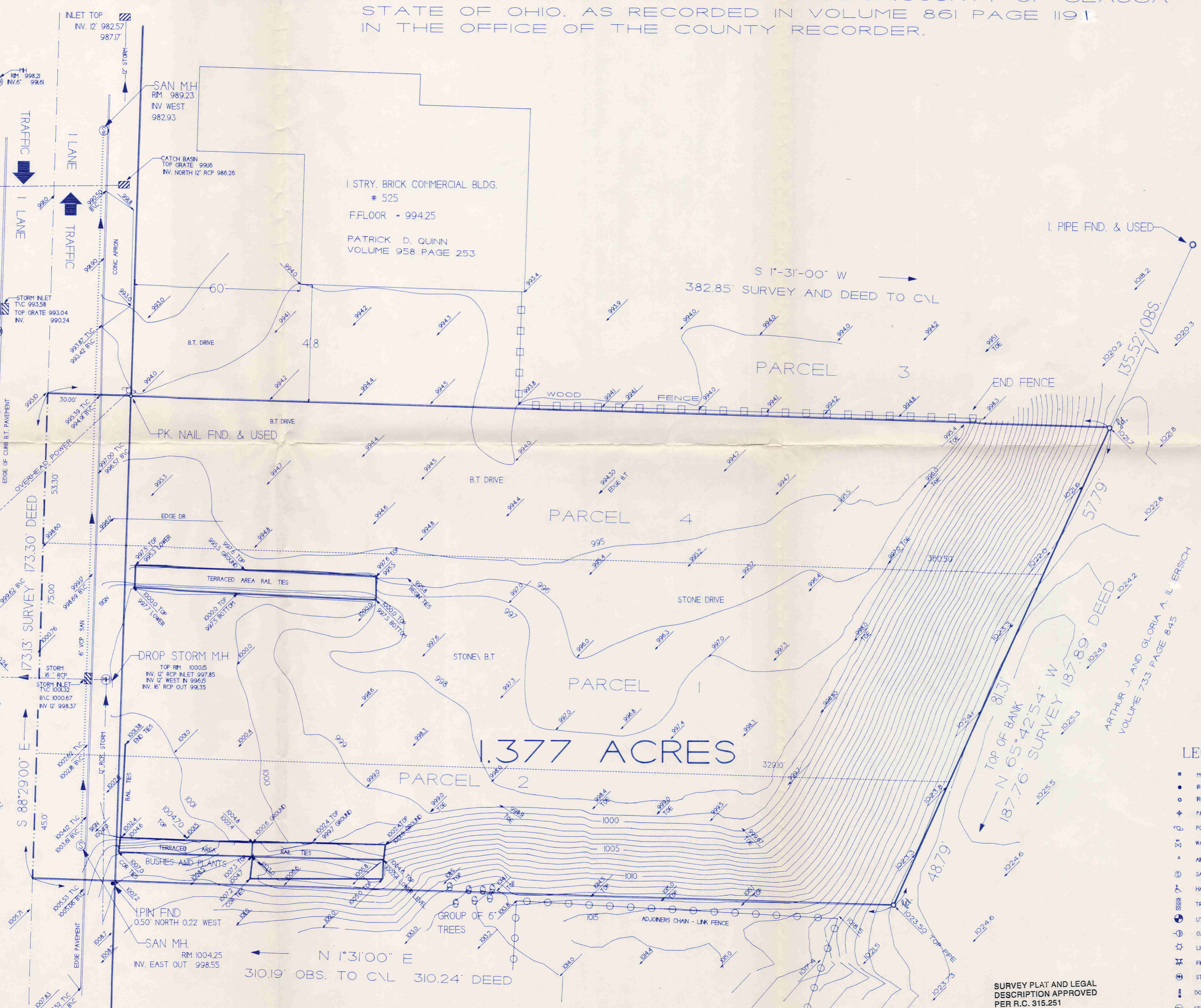
THAT PORTION OF LOT 137 IN THE VILLAGE OF CHARDON, COUNTY OF GEauga, STATE OF OHIO, A PORTION OF LANDS TO JAMES F. WALSH AS RECORDED IN VOLUME 861 PAGE 119.1 AS PARCELS 1-2 AND 4, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF WATER STREET (ROUTE 6) 60 FEET WIDTH USED, WITH THE NORTHEAST CORNER OF LANDS TO MICHAEL J. FARINACCI AS RECORDED IN VOLUME 779 PAGE 338, WITH THE CENTERLINE OF WATER STREET, THENCE ALONG THE FOLLOWING (4) COURSES AND DISTANCES SOUTH 88°29'00" EAST, A DISTANCE OF 173.13 FEET TO A POINT IN SAID CENTERLINE WITH THE NORTHWEST CORNER OF LANDS TO PATRICK D. QUINN AS RECORDED IN VOLUME 958 PAGE 253, THENCE SOUTH 01°31'00" WEST, ALONG THE WEST LINE TO SAID PATRICK QUINN (THRU A PK.NAL FOUND AT 30.00) A TOTAL DISTANCE OF 382.85 FEET TO A 1" IRON PIPE FOUND TO MARK THE SOUTHWEST CORNER TO SAID PATRICK D. QUINN, WITH THE NORTH LINE OF LANDS TO ARTHUR AND GLORIA ILLERSICH AS RECORDED IN VOLUME 733 PAGE 845, THENCE NORTH 65°42'54" WEST, ALONG THE NORTH LINE TO SAID ARTHUR ILLERSICH A DISTANCE OF 187.76 FEET TO A 3/4" IRON PIPE FOUND TO MARK THE NORTH LINE TO SAID ARTHUR ILLERSICH WITH THE SOUTHEAST CORNER TO SAID MICHAEL J. FARINACCI, THENCE NORTH 01°31'00" EAST, ALONG THE EAST LINE TO SAID MICHAEL J. FARINACCI A DISTANCE OF 310.19 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 1.377 ACRES AS SURVEYED AND DESCRIBED IN FEB. 1996 BY TIMOTHY E. STOCKER P.S. 7245 CRABBS' SURVEYING ORDER 1332 BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF WATER STREET SOUTH 88°29'00" EAST.

BM. FH.
ASSUMED DATUM
986.04
N. FLNG BOLT

WATER STREET
U.S. ROUTE 6 60'

BM.FH.
NFLNG BOLT
ASSUMED DATUM 1006.09



CERTIFICATION

TO: AutoZone, Inc., A NEVADA CORPORATION AND TO LAWYERS TITLE INSURANCE CO. INC. UNDER COMMITMENT NUMBER 80217-E THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAVACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTAVACSM IN 1992, AND IS PURSUANT TO THE ACCURACY STANDARDS FOR AN URBAN TYPE SURVEY.

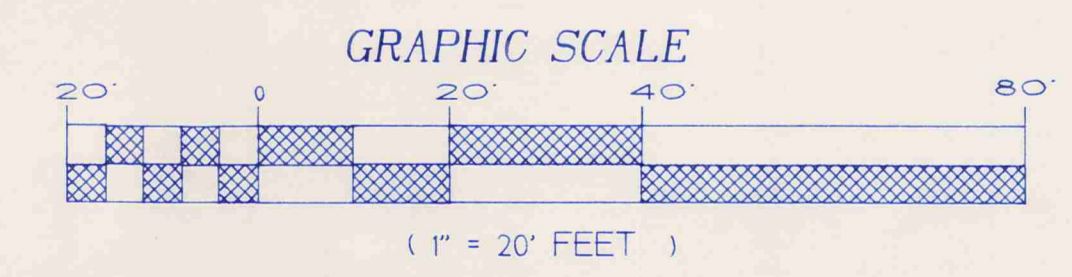
THE RECORD DOCUMENTS NOTED ON THIS PLAT OF SURVEY ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS DETERMINED BY LAWYERS TITLE INC. OF CHARDON AND SET FORTH IN COMMITMENT NUMBER 80217-E DATED FEBRUARY 08, 1996 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY. CRABBS' SURVEYING MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THE SURVEYED PROPERTY.

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 1 OF 1 COMMUNITY PANEL NUMBER 390191 000SC, WITH AN EFFECTIVE DATE OF JAN. 04, 1985 THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING.

AREA ZONED C-2 FOR COMMERCIAL BUSINESS

LEGEND

- MONUMENT BOX
- IRON PIN FOUND OR SET
- IRON PIPE FOUND OR SET
- PK. NAL WITH SHREW FOUND OR SET
- POWER UTILITY POLE
- WATER CONNECTION
- AIR CONDITIONER UNIT
- SANITARY SEWER MANHOLE
- HANDICAPPED PARKING
- TRAFFIC LIGHT
- UTILITY BOX
- GAS METER
- LIGHT POLE
- FIRE HYDRANT
- STORM SEWER MANHOLE
- DOWNSPOUT
- STOP SIGN TRAFFIC
- STORM GRATE
- RUNOFF DIRECTION



SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 8, 12, 1996
GEAUGA COUNTY ENGINEER

MICHAEL J. FARINACCI, JR.
VOLUME 779 PAGE 338

Professional Engineer Seal for Timothy E. Stocker, No. 7245, Registered Professional Surveyor. Includes Crabb's Surveying Service logo and contact information.

Autozone, Inc.
picked up 8-12-1996

Situated in the Village of Chardon, County of Geauga and State of Ohio: that portion of lot 137, a portion of land to James F. Walsh as recorded in Volume 861, Page 1191, as Parcels 1-2 and 4 further bounded and described as follows:

Beginning at a point to mark the centerline of Water Street (U.S. Route 6) 60 feet width used, with the Northeast corner of lands to Michael J. Farinacci as recorded in Volume 779, Page 338, with the centerline of Water Street; thence along the following (4) courses and distances South 88° 29' 00" East, a distance of 173.13 feet to mark a point in said centerline with the Northwest corner of lands to Patrick D. Quinn as recorded in Volume 958, Page 253; thence South 01° 31' 00" West along the west line of said Quinn land (thru a pk. Nail found at 30.0') a total distance of 382.85 feet to a 1" iron pipe found to mark the Southwest corner to said Patrick D. Quinn, with the North line of lands to Arthur and Gloria Ilersich as recorded in Volume 733, Page 845.

Thence North 65° 42' 54" West along the north line of said Ilersich a distance of 187.76 feet to a 3/4" iron pipe found to mark the North line to said Arthur Ilersich, with the Southeast corner to said Michael J. Farinacci;

Thence North 01° 31' 00" East along the east line ^{of} said Farinacci land a distance of 310.19 feet to the point and place of beginning.

Said land containing 1.377 acres as surveyed and described in Feb., 1996 by Timothy E. Stocker, P.S. 7245, Crabbs Surveying Order 1332 basis of bearings are to an assumed meridian along the centerline of Water Street South 88° 29' 00" East, be the same more or less.

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PER R.C. 315.251
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