ALTA / NSPS LAND TITLE SURVEY

BEING PART OF ORIGINAL ROCKPORT TOWNSHIP
SECTION 16
CUYAHOGA COUNTY, OHIO.

DESCRIPTION

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 16, and bounded and described as follows:

Beginning on the northerly line of Detroit Road, S.R. 254, 60 feet wide, at its intersection with the easterly line of a parcel of land conveyed to Rocky River Presbyterian Church, by Deed recorded in Volume 12328, Page 549 of Cuyahoga County Records of Deeds;

Thence N. 11° 07' 10" W., along the easterly line of land so conveyed to Rocky River Presbyterian Church, a distance of 454.43 feet to the southwesterly line of Interstate 90;

Thence S. 51° 36' 05" E., along the southwesterly line of Interstate 90, a distance of 30.93 feet to an angle point therein;

Thence S. 53° 38' 33" E., along the southwesterly line of Interstate 90, a distance of 278.08 feet to an angel point therein;

Thence S. 59° 55' 39" E., along the southwesterly line of Interstate 90, a distance of 200.24 feet to an angle point;

Thence S. 11° 06' 17" E., along a westerly line of Interstate 90, a distance of 96.47 feet to the northerly line of Detroit road, as widened;

Thence S. 78° 42' 38" W., along the northerly line of Detroit Road, as widened, a distance of 255.45 feet to an angle point therein;

Thence S. 80° 37' 15" W., along the northerly line of Detroit road, 60 feet wide, a distance of 103.29 feet to the place of beginning, be the same more or less.
Bearings are to an assumed meridian and used to denote angles only.

CERTIFICATION

TO: NHI-REIT of Bickford, LLC, First American Title Insurance Company, The Matthews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17 and 20 of Table A thereof. The fieldwork was completed on January 19, 2018.

Date of Plat or Map: January 23, 2018

By:
Name: Ben E. Bledsoe
Professional Surveyor No. S-8560
State of Ohio

STATE OF OHIO · BEN BLEDSOE · S-8560 · REGISTERED PROFESSIONAL SURVEYOR

The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment No. NCS-885701-5-NAS dated January 3, 2018.

EASEMENT NOTES

Per First American Title Insurance Company Title Commitment No. NCS-885701-5-NAS dated January 3, 2018.

10. Release of Abutter's Rights contained in the Deed from Anna M. Bowles aka Anne M. Bowles and Robert J. Bowles to State of Ohio, dated September 12, 1968, filed for record September 18, 1968 and recorded in Volume 12357, Page 667 of Cuyahoga County Records, as to Parcel No. 302-27-009. THIS EASEMENT TOUCHES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

11. Release of Abutter's Rights contained in the Deed from Mike LaVelle and Maud LaVelle to State of Ohio, dated April 11, 1972, filed for record April 14, 1972 and recorded in Volume 12986, Page 981 of Cuyahoga County Records, as to Parcel No. 302-27-002. THIS EASEMENT TOUCHES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

12. Right of Ingress and Egress, Release of Abutter's Rights, and Easements shown in Judgment Settlement Case No. 784135, dated June 12, 1972, filed for record June 14, 1972 and recorded in Volume 13104, Page 749 of Cuyahoga County Records, as to Parcel No. 302-27-003 and 008. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

POSSIBLE ENCROACHMENT NOTES

DISCLAIMER: SURVEYOR IS NOT MAKING A DETERMINATION OF OWNERSHIP OF IMPROVEMENTS IN NOTES BELOW. SURVEYOR IS ONLY DRAWING ATTENTION TO IMPROVEMENTS THAT CROSS THE PROPERTY LINE AND MAY POSSIBLY BE ENCROACHMENTS.

A. The fence along the north and east lines appears to belong to State of Ohio and crosses onto surveyed property at NE corner (0.6'). The fence along west line appears to belong to surveyed property and does not encroach on west adjoiner.

B. The overhead wire appears to belong to a utility and crosses onto surveyed property (1.7') and back over the west line.

C. The wall appears to belong to the surveyed property and crosses onto west adjoiner (3.5').

D. The guy anchor appears to belong to a utility and crosses from the public right-of-way onto the surveyed property (6.1').

LEGEND:

YARD LIGHT	FENCE	FD AXLE	
LIGHT POLE	GUARDRAIL	FD BRASS DISK	
SIGNAL POLE	OVERHEAD WIRES	FD COT GIN SPOLE	
UTILITY POLE	UNDER ELEC.	FD CHISELED X	
GUY WIRE	GAS LINE	SET CHISELED X	
CATCH BASIN	SAN SEWER LINE	SET DRILL HOLE	
CURB INLET	STORM SEWER LINE	FD HARRISON MON.	
ELECTRIC MH	UNDER TELEPHONE	SET HARRISON MON.	
MANHOLE	EXISTING WATER LINE	SET HUB/TACK	
PHONE MH	CHILLED WATER LINE	FD REBAR	
SANITARY MH	SIGN	SET REBAR	
SIGNAL MH	R.O.W. MON.	FD MAG NAIL	
STEAM MH	MONITORING WELL	SET MAG NAIL	
STORM MH	BOLLARD	FD NAIL	
WATER MH	BORE HOLE	SET NAIL	
ELEC. METER	DOWNSPOUT	FD PIPE	
CLEANOUT	GATE POST	FD RR SPIKE	
GAS METER	POLE	SET RR SPIKE	
GAS VALVE	PARKING METER	FD STONE	
WATER VALVE	SPIGOT	(R) RECORDED B&D	
FIRE HYDRANT	T-POST	(M) MEASURED B&D	
SPR. HOOKUP	WOOD POST	(C) CALCULATED B&D	
SPRINKLER	PARKING SPACES	(PROP) PROPORTIONAL DIST.	
GAS RISER-BOX	TRANSFORMER	A.G. ABOVE GROUND	
	ELEC. VAULT	B.G. BELOW GROUND	
	PHONE VAULT	CONIF. TREE	
	STEAM VAULT	DECID. TREE	
	VALVE VAULT	SHRUB	
	AC UNIT	PHONE RISER-BOX	
	PHONE BOOTH	TV RISER-BOX	
	MAILBOX	ELEC. RISER-BOX	
	PROP. TANK	NON-SCALABLE LINE	
	PARKING BLOCK		
	POST		

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 39035C0151E, DATED 12/03/2010.

2. ZONING NOTES:
ZONING CLASSIFICATION: PROPERTY IS ZONED R-4 MULTI-FAMILY DISTRICT (R-4), CURRENT USE AS AN ASSISTED LIVING FACILITY IS ALLOWED.
BUILDING SETBACKS:
FRONT = 25' FROM STREET RIGHT-OF-WAY
SIDE = 20' ABUTTING ALL OTHER DISTRICTS; 30' ABUTTING R-1 & R-2 DISTRICTS
REAR = 20' ABUTTING ALL OTHER DISTRICTS; 30' ABUTTING R-1 & R-2 DISTRICTS
HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT = 36'
OFF-STREET PARKING REQUIREMENTS: ADULT CARE FACILITY & RESIDENTIAL FACILITY = 1 SPACE FOR EVERY 2 BEDS

THE ZONING INFORMATION ABOVE WAS PROCURED FROM THE ROCKY RIVER, OH ZONING ORDINANCE UPDATED THROUGH 04/24/2017 (AS INTERPRETED BY THE SURVEYOR).

3. PARKING: THERE ARE 36 TOTAL PARKING SPACES ON SITE, 3 OF WHICH ARE DESIGNATED HANDICAP.

4. FIELD WORK PERFORMED J JANUARY 19, 2018.

5. ALL 5/8"REBAR SET ARE MARKED WITH ORANGE CAP STAMPED "S-8540" AND ARE FLUSH WITH GROUND UNLESS NOTED OTHERWISE.

6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

7. THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.

8. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

9. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, CEMETERY, GRAVESITE OR BURIAL GROUNDS.

10. ACCESS IS PROVIDED DIRECTLY BY DETROIT ROAD, A PUBLIC STREET.

11. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

12. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.

13. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.

14. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THE MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

15. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.

16. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

17. NO POSTED ADDRESS OBSERVED ON SITE.

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.®

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
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www.thematthewscompany.com

MARK	DATE	REVISION	BY	AP'VD
	1-25-18	REVISED PER COMMENTS	GSK	BEB
	1-24-18	REVISED PER COMMENTS	GSK	BEB

Bledsoe Riggert Cooper James
BRCJ
LAND SURVEYING • GIS
1351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-8277 Email: mjames@brcjcivil.com

BRCJ Project No. 9687D

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Bledsoe, Riggert Cooper James, Inc.'s prior written consent. The Matthews Company, Inc. and Bledsoe, Riggert Cooper James, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Bledsoe, Riggert Cooper James, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

National Health Investors, Inc.

2160 Detroit Road
Rocky River, OH

SCALE: 1"= 30'	CHKD./AP'VD':
DATE: JANUARY 23, 2018	APPROVED:
DWN. BY: V.S.	
CHKD.BY: B.E.B.	

J.N.: 18-01-05-03007