

SCHEDULE B SECTION II EXCEPTIONS -

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 2337040247 WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2023

ITEMS 1 THROUGH 13 AND 16 THROUGH 19 NOT SURVEY RELATED

14. Dedication of Parsons Court, filed for record June 29, 1925 in Volume 86 of Maps, page 27, of the Cuyahoga County Records.  
Note: Shown for informational purposes only (PLAT DETAILS SHOWN HEREON)

15. Jane Lewis Subdivision Plat, filed for record August 31, 1976 in Volume 218, page 29, of the Cuyahoga County Records.  
Note: Shown for informational purposes only (PLAT DETAILS SHOWN HEREON)

LEGAL DESCRIPTION -

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 2337040247 WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2023

For APN/Parcel ID(s): 301-18-083

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. 24 and bounded and described as follows:

Beginning on the Northwestern line of Detroit Road (60 feet wide) at its intersection with the Southwesterly line of land conveyed to James W. Williams by deed dated January 24, 1881 and recorded in Volume 508, page 286 of Cuyahoga County Records;

Thence Northeasterly along the Northwestern line of Detroit Road 75.90 feet to the most Southerly corner of land conveyed to Lucius Dean by deed dated September 14, 1898 and recorded in Volume 698, Page 134 of Cuyahoga County Records;

Thence Northwesterly along the Southwesterly line of land so conveyed, 185.82 feet to a Southeasterly line of land conveyed to Helen Walton by deed dated June 14, 1904 and recorded in Volume 936, Page 244 of Cuyahoga County Records;

Thence Southwesterly along a Southeasterly line of land so conveyed, 76.21 feet to the Southwesterly line of land conveyed to James W. Williams as aforesaid;

Thence Southeasterly along the Southwesterly line of land so conveyed, about 13.43 feet to the most Easterly corner of land conveyed to E.R. Taylor by deed dated December 28, 1942 and recorded in Volume 5612, Page 98 of Cuyahoga County Records;

Thence Southwesterly along the Southeasterly line of land so conveyed, about 82 feet to the Northeasterly line of Parsons Court;

Thence Southeasterly along the Northeasterly line of Parsons Court, 34.05 feet to the Northwesterly corner of land conveyed to Joseph B. Howarth and Betty Howarth by deed dated January 13, 1960 and recorded in Volume 9794, Page 333 of Cuyahoga County Records;

Thence Northeasterly along the Northwestern line of land so conveyed, 51.5 feet to the most Northerly corner thereof;

Thence Southeasterly along the Northeasterly line of land so conveyed, 0.30 feet to the Southeasterly line of land conveyed to Jane Lewis by deed dated October 22, 1949 and recorded in Volume 6855, Page 554 of Cuyahoga County Records;

Thence Northeasterly along the Southeasterly line of land so conveyed about 30.5 feet to the Southwesterly line of land conveyed to James W. Williams as aforesaid;

Thence Southeasterly along the Southwesterly line of land so conveyed, 160.29 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Note: The above described land is also known as Lot 1 (17,560 square feet or 0.403 acres of land) as set forth in the Jane Lewis Subdivision, filed for record August 31, 1976 in Volume 218 of Maps, page 29, of the Cuyahoga County Records.

PPN: 301-18-083 (including 301-18-035)

SURVEYOR'S CERTIFICATION

- CHICAGO TITLE INSURANCE COMPANY
- WXZ ACQUISITION CO., LLC

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 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B-1), 7(C), 8, 9, 11(A), 13, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 18, 2023.

ANTHONY L. MAIONE, P.S.  
PROFESSIONAL LAND SURVEYOR.  
OH LIC. No. 8544



ZONING

AS PER THE CITY OF ROCKY RIVER ZONING MAP EFFECTIVE 04/27/2017, THE SUBJECT PARCEL PIN: 301-18-83 IS ZONED OB-2, OFFICE BUILDING AND THE SUBJECT PARCEL PIN: 301-18-38 IS ZONED GB, GENERAL BUSINESS. NO ZONING INFORMATION PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CODIFIED ORDINANCES OF ROCKY RIVER, OHIO.

FLOOD CERTIFICATION

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "CUYAHOGA COUNTY, OHIO AND INCORPORATED AREAS, PANEL 152 OF 275, MAP NUMBER 39035C0152F," WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, THE SUBJECT PARCEL IS LOCATED IN ZONE X (NOT SHADED), AREA OF MINIMAL FLOOD HAZARD

PARKING

- 3 GARAGE SPACES
- 0 UNMARKED PARKING SPACES
- 0 HANDICAP PARKING SPACES
- 9 TOTAL PARKING SPACES

Date	Description	No.
Revisions		

**LANGAN**

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Project

**19340 DETROIT RD  
SURVEY**

**PIN: 301-18-83 & 301-18-38  
ROCKY RIVER  
CUYAHOGA COUNTY OHIO**

Drawing Title

**ALTA/NSPS LAND  
TITLE SURVEY**

Project No.

**40011801**

Date

**JUNE 9, 2023**

Drawn By

**BLR**

Checked By

**ALM**

**VL101**

Sheet 1 of 1

BASIS OF BEARINGS

MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS IN MAY, 2023.

DATUM

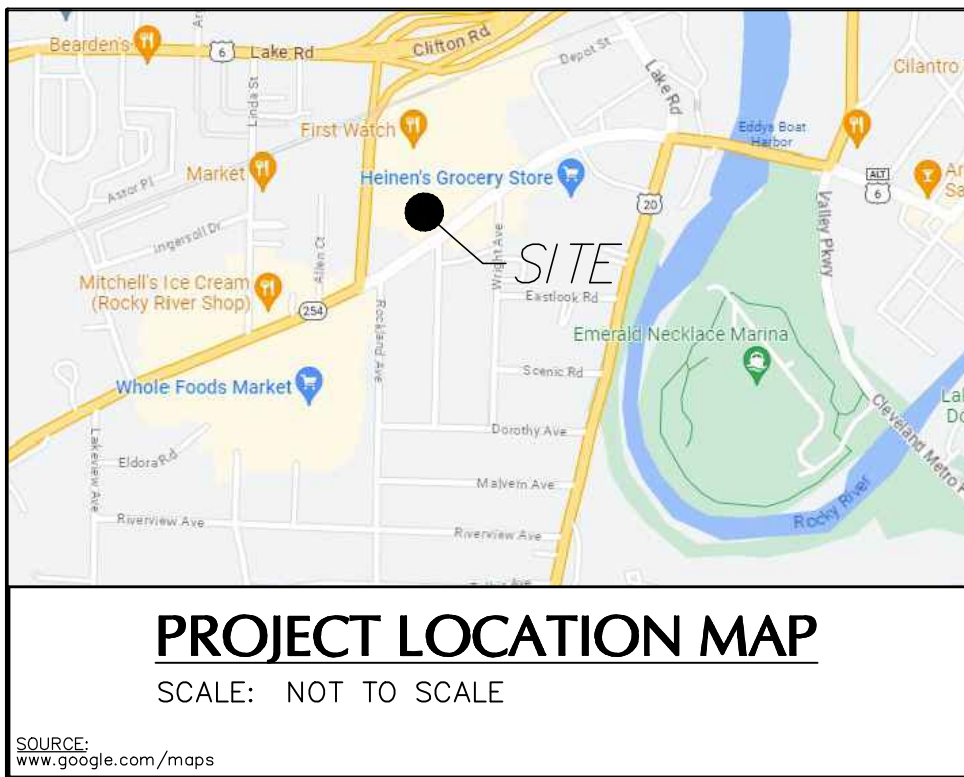
VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 05/15/2023

BENCHMARK

BM #1 - MAG NAIL, ELEV=662.65  
BM #2 - MAG NAIL, ELEV=675.16  
BM #3 - MAG NAIL, ELEV=674.55

UTILITY INFORMATION

DESIGN TICKET A313202527



LEGEND (NOT SHOWN TO SCALE)

	MONUMENTATION FOUND (TYPE AS NOTED)		REC. AC.		DEED OF RECORD
	SET 5/8 30\"/>		CALC. OBS.		CALCULATED
	SET DRILL HOLE		CITY SURV. REC.		AUDITOR'S FILE NUMBER
	HYDRANT		PN		DEED VOLUME
	STAND PIPE		PAGE		LANDSCAPE AREA
	ROOF DRAIN		CP		CONCRETE CURB
	BOLLARD		EP		FENCE (TYPE AS NOTED)
	STREET LIGHT		SUBJECT PROPERTY LINE		ADJOINING PROPERTY LINE
	AREA LIGHT		EASEMENT LINE		TREE LINE
	SIGNAL POLE		GUIDE RAIL (TYPE AS NOTED)		STEAM LINE
	POWER POLE		OVERHEAD WIRE		COMBINED SEWER LINE
	GUY WIRE		GAS LINE		WATER LINE
	MANHOLE (TYPE AS LABELED)		ELECTRIC LINE		COMMUNICATION LINE
	WATER VALVE		SANITARY LINE		DRAINAGE LINE
	GAS VALVE		REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING		
	UNKNOWN VALVE				
	CATCH BASIN				
	CLEAN OUT				
	SIGN				
	BOLLARD				
	ELECTRIC BOX				
	ELECTRIC METER				
	GAS METER				
	WATER METER				
	TELEPHONE BOX				
	TRAFFIC SIGNAL POLE				
	DOOR				
	DOUBLE DOOR				
	GARAGE DOOR				

NOTES

- THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2337040247, COMMITMENT DATE: FEBRUARY 13, 2023.
- THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
  - PLAT FOR THE JANE LEWIS SUBDIVISION, RECORDED AUGUST 31, 1976 IN THE CUYAHOGA COUNTY RECORDER OF DEEDS AS VOLUME 218, PAGE 29
  - PLAT FOR THE PARSONS COURT SUBDIVISION, RECORDED JUNE 29, 1925 IN THE CUYAHOGA COUNTY RECORDER OF DEEDS AS VOLUME 86 OF MAPS, PAGE 27
  - PLAT OF LOT SPLIT AND CONSOLIDATION FOR BEACHCLIFF PROPERTIES LIMITED PARTNERSHIP, RECORDED SEPTEMBER 22, 2005 IN THE CUYAHOGA COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 200509221126
- MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS IN MAY, 2023.
- VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF MAY 2023.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
- PROPERTY ADDRESS: 19340 DETROIT ROAD, ROCKY RIVER, OH 44116.
- SUBJECT PARCEL PIN: 301-18-83 HAS DIRECT ACCESS TO PARSON'S COURT AND SUBJECT PARCEL PIN: 301-18-38 HAS DIRECT ACCESS TO PARSON'S COURT AND DETROIT ROAD.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.

