



LOCATION MAP

To:
CITY OF HUDSON, OHIO;
THE WESTERN RESERVE TELEPHONE COMPANY;
CHICAGO TITLE INSURANCE COMPANY;

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), 8, 9, 10(a), 13, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on April 12, 2017.

Date of Plat or Map: June 10, 2017

Robert J. Warner

Robert J. Warner
P.S. 6931

ALTA/NSPS LAND TITLE SURVEY 100 OWEN BROWN ST. CITY OF HUDSON SUMMIT COUNTY, OHIO ORIGINAL HUDSON TWP. LOT No. 55

LEGAL DESCRIPTION

Situated in the City of Hudson, County of Summit, State of Ohio and known as being part of Original Hudson Township Lot No. 55 and being more fully described as follows:

Beginning at a mag spike set on the centerline of Owen Brown Street (40' R/W) at the centerline of Morse Road (60' R/W);

Thence S 00° 33' 55" E along the centerline of said Morse Road, 20.00 feet;

Thence S 89° 20' 00" W, 30.00 feet to a capped rebar found on the west line of said Morse Road;

Thence S 00° 33' 55" E along the west line of said Morse Road, as appears on the plat of the City of Hudson Downtown Redevelopment Project as recorded with Reception No. 54972817 of Summit County Records, 200.00 feet to a capped iron pin set and the True place of beginning for the parcel intended to be described herein;

Thence continuing along the west line of said Morse Road, S 00° 33' 55" E, 137.75 feet to a capped iron pin set;

Thence southwesterly 138.03 feet along the west line of said Morse Road and the arc of a curve deflecting to the right having a radius of 170.00 feet and a chord of 134.27 feet that bears S 22° 40' 59" W to a capped iron pin set;

Thence S 46° 05' 19" W along the west line of said Morse Road, 95.98 feet to a capped iron pin set at the north line of lands of the City of Hudson and being part of the Brandywine Office Condominium Phase II as recorded in Plat Cabinet E slide 850 of Summit County Records;

Thence N 58° 13' 37" W along the said north line of City of Hudson lands, 92.45 feet to a capped 5/8" rebar found;

Thence northwesterly 414.79 feet along the northerly line of said City of Hudson lands and the northeasterly line of the Norfolk Southern Railroad (formerly Cleveland & Pittsburgh Railroad) as shown on deed recorded in Volume 6130 page 121 of Summit County Records and the arc of a curve deflecting to the right having a radius of 2516.20 feet and a chord of 414.32 feet that bears N 48° 31' 30" W to a 1" iron pipe found and passing a capped rebar found 0.14' right at 312.90 feet;

Thence N 44° 43' 23" W along the northeasterly line of the said Norfolk Southern Railroad lands, 277.17 feet to a capped iron pin set on the south line of Owen Brown Street as aforesaid;

Thence N 89° 20' 00" E along the south line of said Owen Brown Street, 465.70 feet to a capped iron pin set;

Thence S 00° 33' 55" E, 180.00 feet to a capped iron pin set;

Thence S 51° 58' 02" E, 31.99 feet to a capped iron pin set;

Thence N 89° 20' 00" E, 211.00 feet to the True place of beginning and containing 4.0128 acres of land, more or less, and subject to all legal highways, easements and restrictions of record as surveyed by Robert J. Warner, P.S. 6931 for Environmental Design Group in March 2016.

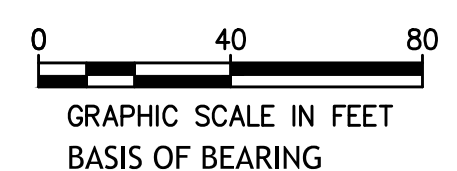
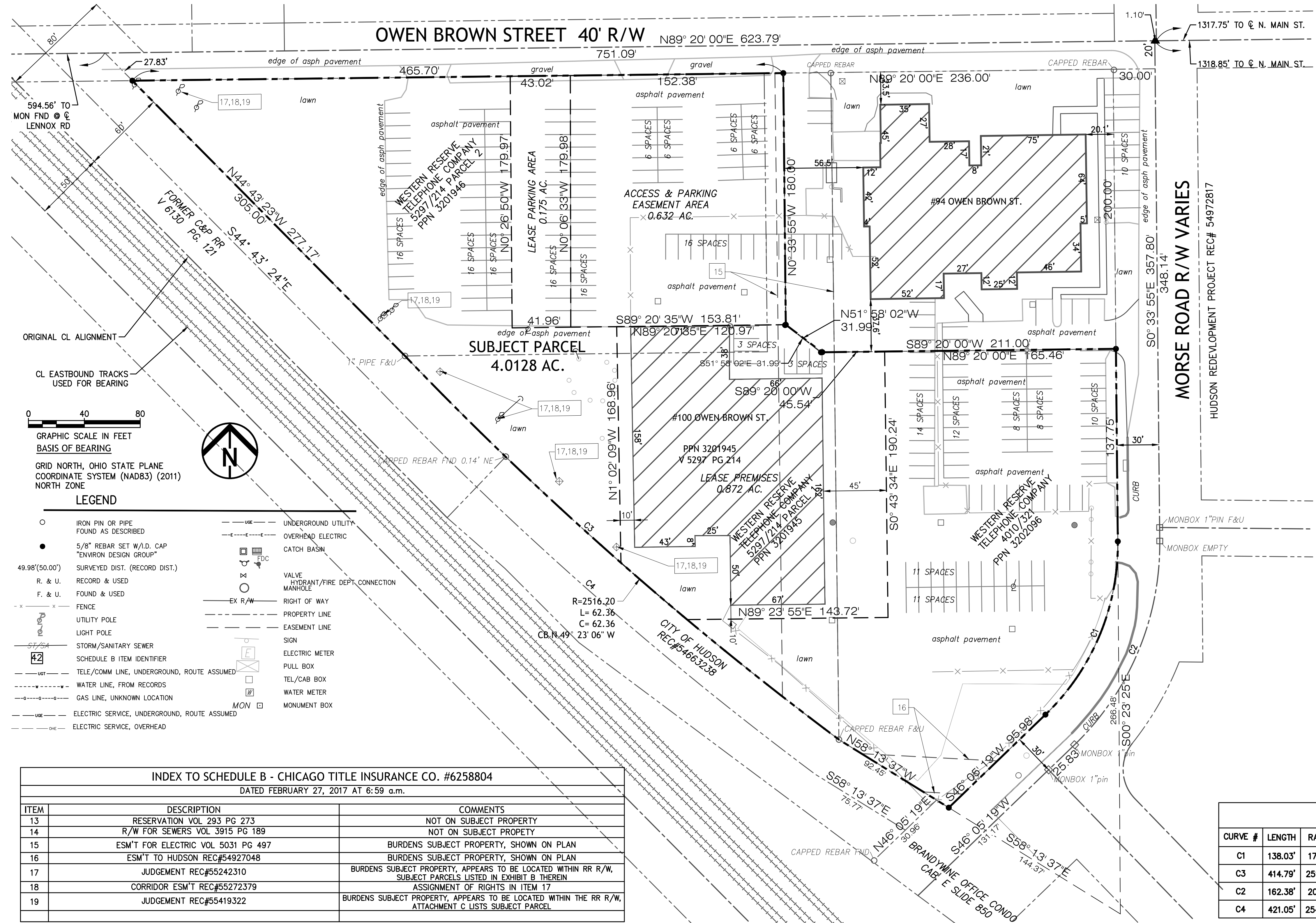
FLOOD NOTE

ACCORDING TO FLOOD INSURANCE RATE MAP 39153C0127E, EFFECTIVE DATE JULY 20, 2009, SUBJECT TRACT LIES IN ZONE 'X', AREA OF MINIMAL FLOOD HAZARD AS SHOWN THEREON.

NOTES

1. THERE IS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
2. SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES TO STREETS, AND HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION, SITE CONTAINS RECENTLY CONSTRUCTED HOMES, UTILITIES, & GRADING.
3. THE LEGAL DESCRIPTION HERON DESCRIBES THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE No. 6258804, HAVING AN EFFECTIVE DATE OF FEBRUARY 27, 2017.
4. AS OF THE DATE OF SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING ACTIVITY ON SUBJECT TRACT
5. SURVEYOR STATES THAT NO WETLAND DELINEATION HAS BEEN PROVIDED.
6. THERE ARE NO PARTY WALLS WITH ADJACENT PARCELS THAT AFFECT THIS TRACT.
7. SUBJECT PROPERTY HAS ACCESS TO OWEN BROWN STREET AND MORSE ROAD, PUBLICLY DEDICATED ROADS.
8. NO EVIDENCE OF CEMETERIES WERE FOUND ON SUBJECT PROPERTY.
9. NO WATER FEATURES WERE FOUND ON SUBJECT PROPERTY.
10. NO ENCROACHMENTS WERE FOUND ON TO SUBJECT PROPERTY OR BY SUBJECT PROPERTY ON TO ADJACENT PARCELS.
11. THE SITE IS SERVED BY UTILITIES FROM THE PUBLICLY DEDICATED STREETS.

ZONING DATA: CITY OF HUDSON
DISTRICT 5
FRONT YARD SETBACK 5'
REAR YARD SETBACK 10'
SIDE YARD SETBACK 0'
HEIGHT 45'



GRID NORTH, OHIO STATE PLANE
COORDINATE SYSTEM (NAD83) (2011)
NORTH ZONE

LEGEND

○	IRON PIN OR PIPE FOUND AS DESCRIBED	---	UNDERGROUND UTILITY
●	5/8" REBAR SET W/L.D. CAP "ENVIROM DESIGN GROUP"	---	OVERHEAD ELECTRIC
49.98'(50.00')	SURVEYED DIST. (RECORD DIST.)	□	CATCH BASIN
R. & U.	RECORD & USED	○	VALVE HYDRANT/FIRE DEPT CONNECTION
F. & U.	FOUND & USED	○	MANHOLE
x	FENCE	---	EX R/W
○	UTILITY POLE	---	PROPERTY LINE
○	LIGHT POLE	---	EASEMENT LINE
○	ST/S&A	---	SIGN
42	SCHEDULE B ITEM IDENTIFIER	---	ELECTRIC METER
---	TELE/COMM LINE, UNDERGROUND, ROUTE ASSUMED	---	PULL BOX
---	WATER LINE, FROM RECORDS	---	TEL/CAB BOX
---	GAS LINE, UNKNOWN LOCATION	---	WATER METER
---	ELECTRIC SERVICE, UNDERGROUND, ROUTE ASSUMED	---	MON
---	ELECTRIC SERVICE, OVERHEAD	---	MONUMENT BOX

INDEX TO SCHEDULE B - CHICAGO TITLE INSURANCE CO. #6258804
DATED FEBRUARY 27, 2017 AT 6:59 a.m.

ITEM	DESCRIPTION	COMMENTS
13	RESERVATION VOL 293 PG 273	NOT ON SUBJECT PROPERTY
14	R/W FOR SEWERS VOL 3915 PG 189	NOT ON SUBJECT PROPERTY
15	ESM'T FOR ELECTRIC VOL 5031 PG 497	BURDENS SUBJECT PROPERTY, SHOWN ON PLAN
16	ESM'T TO HUDSON REC#54927048	BURDENS SUBJECT PROPERTY, SHOWN ON PLAN
17	JUDGEMENT REC#55242310	BURDENS SUBJECT PROPERTY, APPEARS TO BE LOCATED WITHIN RR R/W, SUBJECT PARCELS LISTED IN EXHIBIT B THEREIN
18	CORRIDOR ESM'T REC#55272379	ASSIGNMENT OF RIGHTS IN ITEM 17
19	JUDGEMENT REC#55419322	BURDENS SUBJECT PROPERTY, APPEARS TO BE LOCATED WITHIN THE RR R/W, ATTACHMENT C LISTS SUBJECT PARCEL

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	138.03'	170.00'	046°31'17"	N22° 40' 59"E	134.27'	73.08'
C3	414.79'	2516.20'	009°26'43"	S48° 31' 30"E	414.32'	207.87'
C2	162.38'	200.00'	046°31'10"	N22° 41' 02"E	157.96'	85.97'
C4	421.05'	2546.20'	009°28'28"	S48° 32' 23"E	420.57'	211.00'