

VICINITY MAP
not to scale

**TITLE REPORT
LEGAL DESCRIPTION EXHIBIT A**

A PARCEL OF LAND CONSISTING OF APPROXIMATELY 1.34 ACRES TO BE SPLIT FROM THE FOLLOWING PREMISES:

Situated in the Township of Copley, County of Summit, and State of Ohio, and known as being all of Lot "A-R2" in the Heritage Centre Allotment Replat, recorded as Document No. 56351924 of Summit County, Ohio Records.

The property described and shown hereon is the same property as described in title report order number 200009PT with an effective date of April 17, 2020 at 7:00 a.m. prepared by Stewart Title Guaranty Company.

Ⓢ SCHEDULE B - SECTION II:

THIS ALTA/NSPS SURVEY IS EXECUTED HEREON PER TITLE REPORT PROVIDED BY STEWART TITLE GUARANTY COMPANY, FOR ARMSTRONG REDEVELOPMENT, LLC,

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

COMMITMENT NO.: 200009PT
EFFECTIVE DATE: April 17, 2020 at 7:00 a.m.

9. Easement for highway purposes in Journal Entry between Bernard B. Hurst, Director of Transportation, Plaintiff, and Louis Stile, et al., Defendant, recorded June 27, 1989 in OR Volume 279, Page 515 of Summit County Records.
- SHOWN HEREON
10. Easement for highway purposes in Journal Entry between Bernard B. Hurst, Director of Transportation, Plaintiff, and Louis Stile, et al., Defendant, September 28, 1989 in OR Volume 337, Page 928 of Summit County Records.
- SHOWN HEREON
11. Plat recorded in Cabinet J, Slide 610 of Summit County Records shows the following:
a) drainage maintenance assessment note - BLANKET
b) covenants - SHOWN HEREON
Note: For further conditions, see plat.
12. Affidavit of Facts Relating to Title by Copley Township Trustees recorded December 12, 1996 in OR Volume 2315, Page 45 of Summit County Records.
13. Request for Maintenance Agreement by The University of Akron Foundation recorded December 19, 2017 as Document No. 56351095 of Summit County Records.
14. Plat recorded in Document No. 56351924 of Summit County Records shows the following:
a) easement and right of way recitals - SHOWN HEREON
b) restrictions - BLANKET
c) Drainage Maintenance Assessment note - BLANKET
d) setback requirement note (Copley Zoning Code) - BLANKET

SURVEYOR NOTES

1. North and bearing system based upon NAD 83, OHIO NORTH
Vertical datum based on NAVD 88
2. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Stewart Title Guaranty Company, commitment number 200009PT dated April 17, 2020 at 7:00 am.
3. The utilities shown are located from field survey information, Ohio 811 Ticket Number #B012000584-00B and/or existing drawings. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
4. All data sources, documents and records shown hereon are on file in the Summit County register of deeds.
5. All monumentation shown hereon is in good condition unless otherwise noted.
6. Access to the subject parcel is available along Heritage Center Drive. No roadway improvement plans were disclosed to CESO during the survey.
7. Structures are as shown hereon, no evidence of recent earthwork and recent building construction.
8. No evidence that subject property is being used as a sanitary landfill.
9. No evidence of wetland delineation areas were evident at the time of the survey.
10. This is not a recordable document for transfer of title.
11. Parcel is located within Zone "X" (area of minimal flooding) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39153C0093F, effective date: 04/19/2016; published by the Federal Emergency Management Agency.
12. The current zoning of the subject parcels are shown below:
NOT PROVIDED TO SURVEYOR
Currently Zoned:

Min. Lot Size:
Building Setbacks
Front:
Side:
Rear:
Parking
Required:
Formula:
13. There currently exist NO striped parking spaces on site.

SURVEYOR'S CERTIFICATION:

TO: ARMSTRONG REDEVELOPMENT, LLC A PENNSYLVANIA LIMITED LIABILITY COMPANY AND STEWART TITLE GUARANTY 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 1-5, 6(a), 7(a)(b), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN APRIL 2020

DATE OF PLAT OR MAP: _____

PRELIMINARY

SIGNED _____ DATE _____
STEVEN W. CLUTTER, P.S. 7655
CESO, INC.
175 MONTROSE WEST AVE, SUITE 400
AKRON, OH 44321

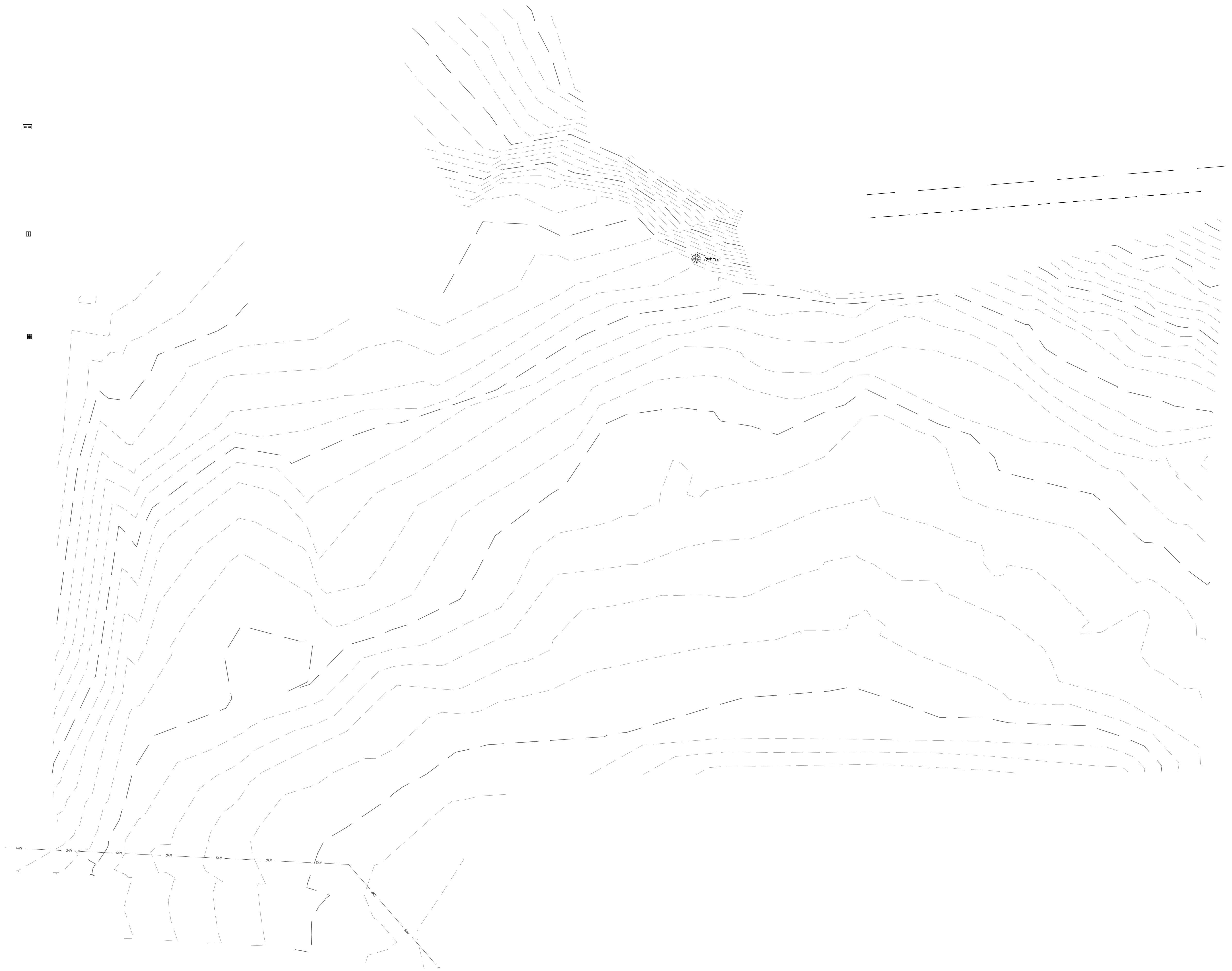
ARMSTRONG REDEVELOPMENT, LLC

ALTA / NSPS LAND TITLE SURVEY

HERITAGE CENTER DRIVE COPLEY TWP., LOT 2 (TN2, R12W)
SUMMIT COUNTY, OHIO

SCALE: NA DATE: MAY 1, 2020

DESIGN:	 CESO WWW.CESONC.COM	JOB NO.:
DRAWN:		757893
CHECKED:		SHEET NO.:
		1 OF 2



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