REFERENCES USED

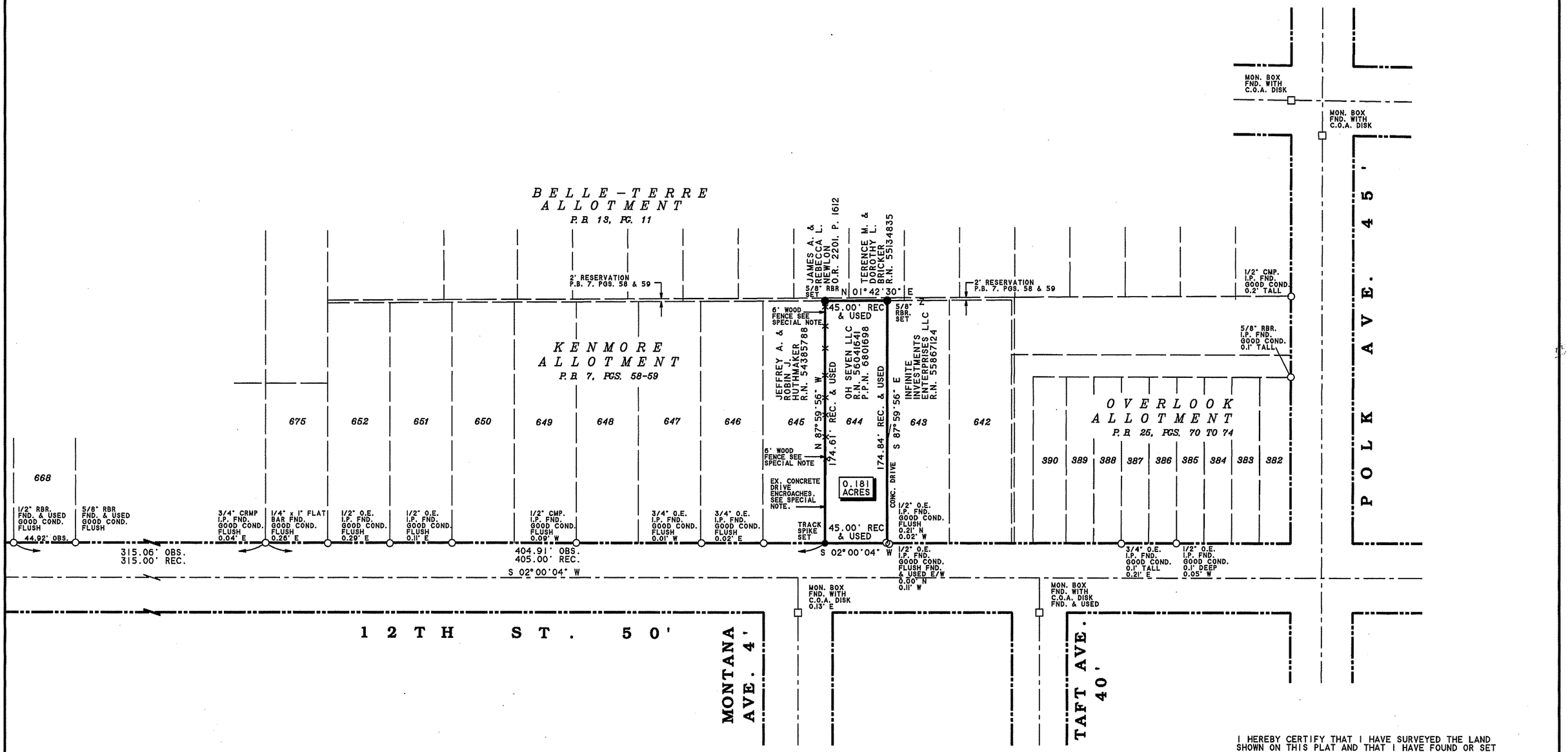
1. TAX MAP AND DEEDS AS NOTED HEREIN
2. KENMOORE ALLOTMENT PLAT BOOK 7, PAGES 58 AND 59 SUMMIT COUNTY RECORDS.
3. BELLE-TERRE ALLOTMENT PLAT BOOK 13 PAGE 11 SUMMIT COUNTY RECORDS.
4. OVERLOOK ALLOTMENT PLAT BOOK 25, PAGES 70 TO 74 SUMMIT COUNTY RECORDS.

SPECIAL NOTES:

1. A CONCRETE DRIVE ENCROACHMENT EXISTS ALONG THE SOUTH PROPERTY LNE. CONCRETE ENCROACHES INTO SUBJECT PREMISES 0.5'± AT THE EAST END OF OF DRIVE AT THE BACK OF SIDEWALK AND 0.2'± AT THE WEST END OF DRIVE. TOTAL LENGTH OF THIS ENCROACHMENT IS ABOUT 78'.
2. A 6' HIGH WOOD FENCE ENCROACHMENT EXISTS ALONG THE SOUTH PROPERTY LNE. FENCE ENCROACHES 0.9'± INTO SUBJECT PREMISES AT THE EAST END OF FENCE AND 0.1'± AT THE WEST END OF FENCE. TOTAL LENGTH OF THIS ENCROACHMENT IS ABOUT 125'.

SITUATED IN THE CITY OF AKRON COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING ALL OF LOT 644 OF THE KENMORE ALLOTMENT AS RECORDED IN PLAT BOOK 7, PAGES 58 and 59 OF THE SUMMIT COUNTY RECORD OF PLATS.

SCALE IN FEET: 1" = 50'



LEGEND

○	MONUMENT FOUND AS NOTED		
●	5/8" REBAR SET W/CAP # 7189		
◉	LEAD FILLED MONUMENT FOUND		
□	MONUMENT ASSEMBLY FOUND		
☼	STONE FOUND		
⅄	DRILL HOLE FOUND OR SET AS NOTED		
CMP.	CRIMP	D-D	DEED DISTANCE
O.E.	OPEN END	REC.	RECORD
OBS.	OBSERVED	PRO.	PRO RATED

BASIS OF BEARING

BEARINGS CONTAINED HEREIN ARE BASED ON THE BEARING OF N 01°42'30" E FOR THE WESTERLY LINE OF LOT 644 AS INDICATED IN PLAT BOOK 7, PAGES 58 AND 59 OF THE SUMMIT COUNTY RECORD OF PLATS. BEARINGS ARE USED HEREIN TO DENOTE ANGLES ONLY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY EASEMENTS OR ENCUMBRANCES A TITLE SEARCH MAY DISCLOSE.

STATE OF OHIO
GARY L. PHILLIPS 7189
REGISTERED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT AND THAT I HAVE FOUND OR SET THE MONUMENTATION SHOWN ON THIS PLAT.

Gary L Phillips 05-08-14

GARY L. PHILLIPS REG. SUR. NO. 7189 DATE

PROJECT: **OH SEVEN LLC PROPERTY**

TYPE: BOUNDARY SURVEY

GARY L. PHILLIPS & ASSOCIATES, INC.
2165 EASTWOOD AVENUE
AKRON, OHIO 44305
1-(330)-733-1116

DRW BY: J.M.N.	SCALE: 1" = 50'	PROJ. NO.
CH'K BY: G.L.P.	DATE: MAY 8, 2014	DWG. NO. C-886