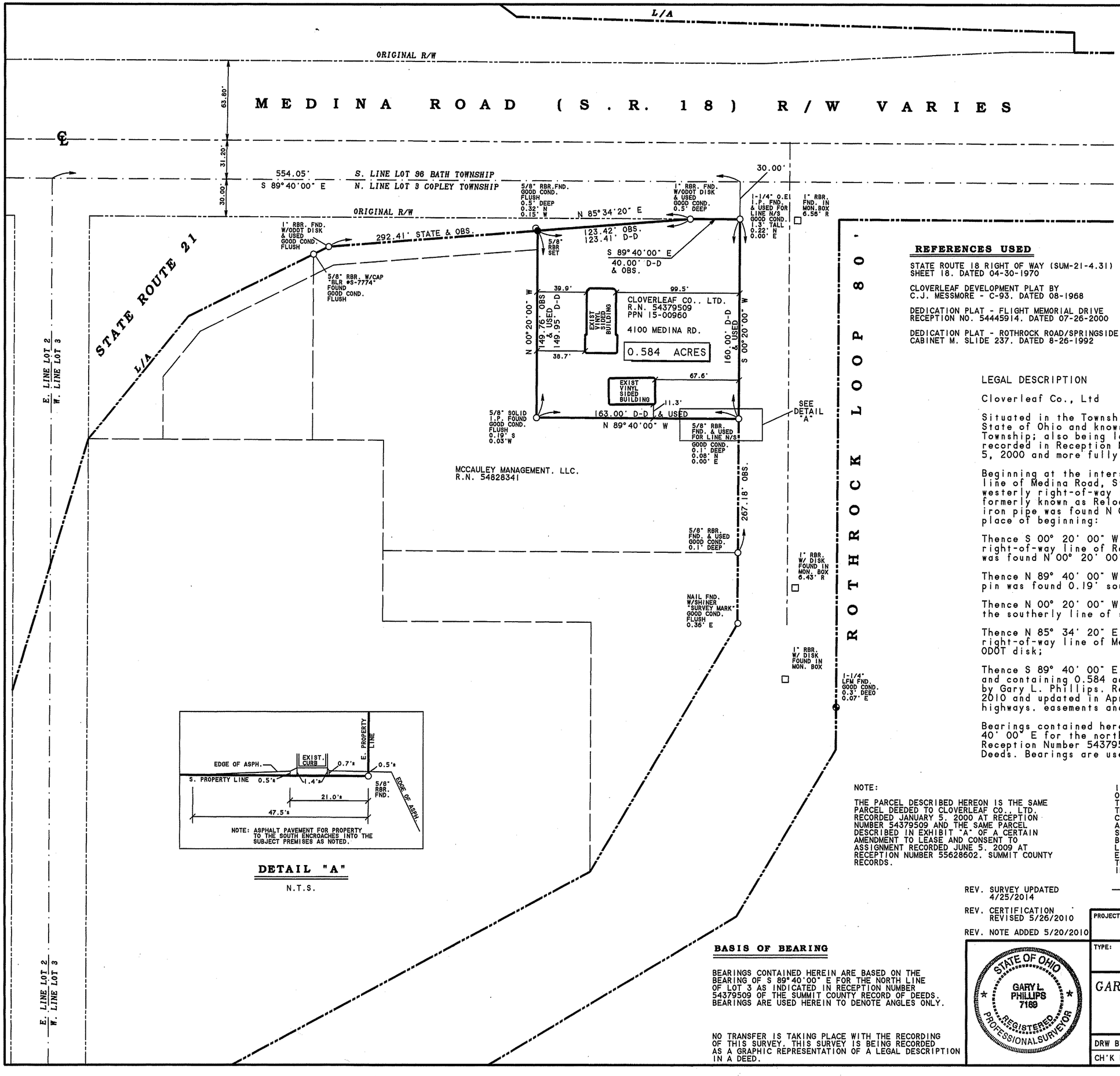
SITUATED IN THE TOWNSHIP OF COPLEY, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 3.

SCALE IN FEET: 1" - 50'



DETAIL "A"

N.T.S.

REFERENCES USED

STATE ROUTE 18 RIGHT OF WAY (SUM-21-4.31) SHEET 18. DATED 04-30-1970

CLOVERLEAF DEVELOPMENT PLAT BY C.J. MESSMORE - C-93. DATED 08-1968

DEDICATION PLAT - FLIGHT MEMORIAL DRIVE RECEPTION NO. 54445914. DATED 07-26-2000

DEDICATION PLAT - ROTHROCK ROAD/SPRINGSIDE DRIVE CABINET M. SLIDE 237. DATED 8-26-1992

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		
I.P.	IRON PIPE	D-D	DEED DISTANCE
CMP.	CRIMP	REC	RECORD
O.E.	OPEN END	OBS	OBSERVED
FND.	FOUND		

LEGAL DESCRIPTION

Cloverleaf Co., Ltd

Situated in the Township of Copley, County of Summit and State of Ohio and known as being part of Lot 3 in said Township; also being lands conveyed to Cloverleaf Co., Ltd as recorded in Reception Number 54379509, transferred on January 5, 2000 and more fully described as follows:

Beginning at the intersection of the southerly right-of-way line of Medina Road, State Route 18 (varible width) and the westerly right-of-way line of Rothrock Loop (80' wide), formerly known as Relocated Rothrock Road; a 1 1/4" open end iron pipe was found N 00° 20' 00" E, 0.22 feet from said place of beginning:

Thence S 00° 20' 00" W, 160.00 feet along the said westerly right-of-way line of Rothrock Loop to a point; a 5/8" rebar was found N 00° 20' 00" E, 0.08 feet from said point;

Thence N 89° 40' 00" W, 163.00 feet to a point; a 5/8" solid pin was found 0.19' south and 0.03' west of said point;

Thence N 00° 20' 00" W, 149.76 feet to a 5/8" rebar set on the southerly line of said Medina Road as monumented;

Thence N 85° 34' 20" E, 123.42 feet along the said southerly right-of-way line of Medina Road to a 1" rebar found with an ODOT disk;

Thence S 89° 40' 00" E, 40.00 feet to the place of beginning and containing 0.584 acres of land, more or less, as surveyed by Gary L. Phillips. Registered Surveyor Number 7189 in May, 2010 and updated in April, 2014. but subject to all legal roads. highways. easements and restrictions of record.

Bearings contained herein are based on the bearing of S 89° 40' 00" E for the north line of Lot 3 as indicated in Reception Number 54379509 of the Summit County Record of Deeds. Bearings are used herein to denote angles only.

NOTE:

THE PARCEL DESCRIBED HEREON IS THE SAME PARCEL DEEDED TO CLOVERLEAF CO., LTD. RECORDED JANUARY 5, 2000 AT RECEPTION NUMBER 54379509 AND THE SAME PARCEL DESCRIBED IN EXHIBIT "A" OF A CERTAIN AMENDMENT TO LEASE AND CONSENT TO ASSIGNMENT RECORDED JUNE 5, 2009 AT RECEPTION NUMBER 55628602. SUMMIT COUNTY RECORDS.

I HEREBY CERTIFY TO PWF FAIRLAWN, LLC AND/OR ASSIGNS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, KINGDOM TITLE SOLUTIONS INC., AND CLOVERLEAF CO., LTD. THAT THIS SURVEY, PREPARED UNDER MY SUPERVISION, ENTITLED CLOVERLEAF CO., LTD. WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT, THAT THE SIZE AND LOCATION OF BUILDINGS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY, THAT THERE ARE NO VISABLE ENCROACHMENTS EXCEPT AS SHOWN, ALL OF WHICH I CERTIFY TO TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

Gary L Phillips — 04-25-2014

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

REV. SURVEY UPDATED 4/25/2014

REV. CERTIFICATION REVISED 5/26/2010

REV. NOTE ADDED 5/20/2010

BASIS OF BEARING

BEARINGS CONTAINED HEREIN ARE BASED ON THE BEARING OF S 89°40'00" E FOR THE NORTH LINE OF LOT 3 AS INDICATED IN RECEPTION NUMBER 54379509 OF THE SUMMIT COUNTY RECORD OF DEEDS. BEARINGS ARE USED HEREIN TO DENOTE ANGLES ONLY.

NO TRANSFER IS TAKING PLACE WITH THE RECORDING OF THIS SURVEY. THIS SURVEY IS BEING RECORDED AS A GRAPHIC REPRESENTATION OF A LEGAL DESCRIPTION IN A DEED.

STATE OF OHIO — GARY L. PHILLIPS 7189 — REGISTERED PROFESSIONAL SURVEYOR

PROJECT: **CLOVERLEAF CO., LTD.**

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: GLP	DATE: MAY 5, 2010	DWG. NO. C - 813