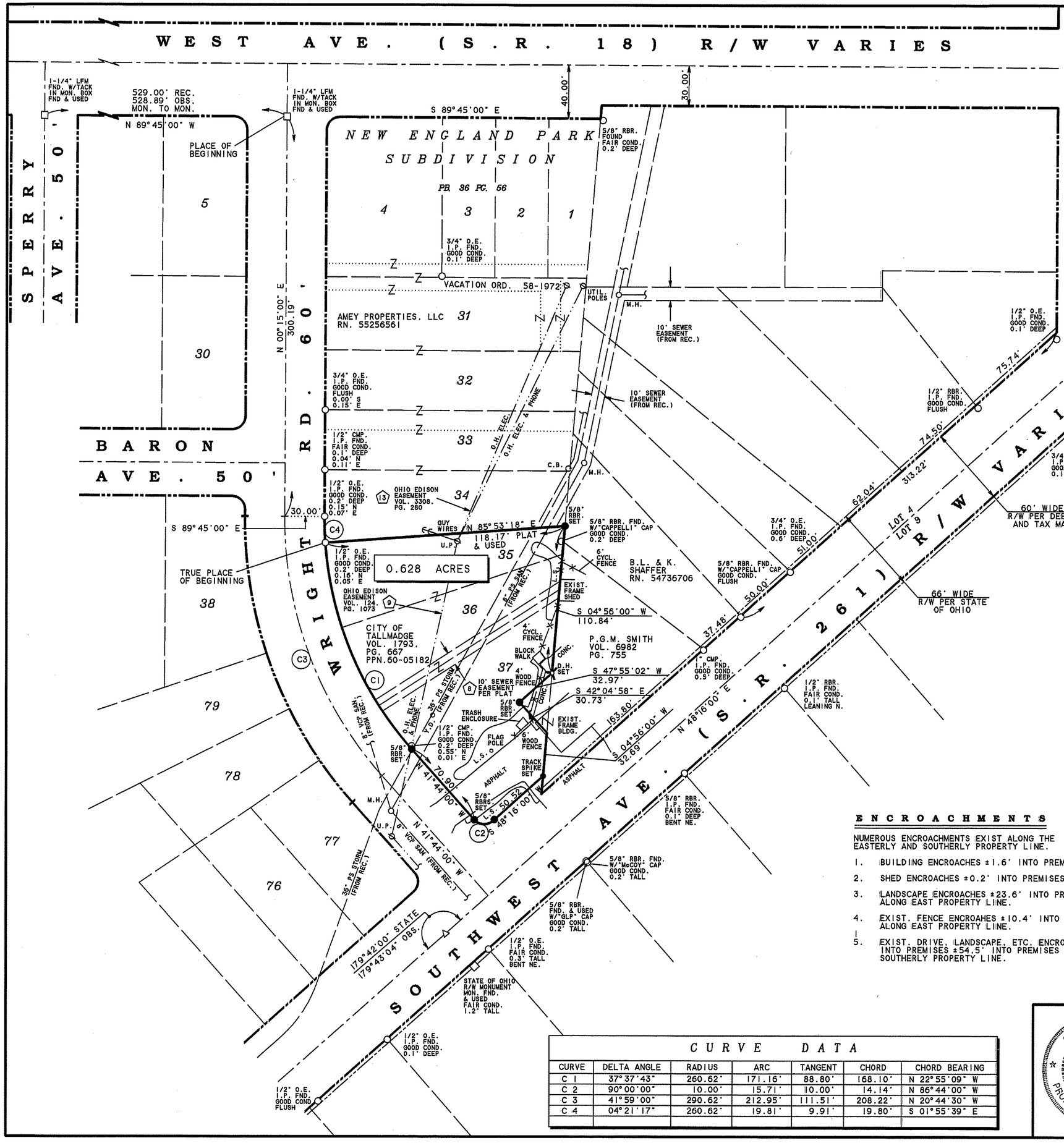


SITUATED IN THE CITY OF TALLMADGE, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING ALL OF LOTS 35 AND 36 AND PART OF LOT 37 IN THE NEW ENGLAND PARK SUBDIVISION.

0 25 50 100
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		
I.P.	IRON PIPE	D-D	DEED DISTANCE
CMP.	CRIMP	REC	RECORD
O.E.	OPEN END	OBS	OBSERVED
FND.	FOUND		

EASEMENTS AND ENCUMBRANCES

TITLE COMMITMENT NO. 220090637 10-06-2009

8. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONSIDERATIONS PLAT BOOK 36, PAGE 56. COMMENT: EASEMENT PLOTTED

9. EASEMENT TO THE NORTHERN OHIO TRACTION AND LIGHT CO. VOLUME 1073, PAGE 124. COMMENT: SEE SURVEY PLAT

10. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONSIDERATIONS VOLUME 1192, PAGE 431. COMMENT: NOT INVOLVED

11. EASEMENT FOR SEWER TO THE VILLAGE OF TALLMADGE VOLUME 2881, PAGE 524. COMMENT: NOT INVOLVED

12. EASEMENT TO OHIO EDISON CO. VOLUME 3306, PAGE 278 COMMENT: NOT INVOLVED

13. EASEMENT TO OHIO EDISON CO. VOLUME 3308, PAGE 280 COMMENT: PLOTTED

14. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONSIDERATIONS VOLUME 5570, PAGE 136. COMMENT: CAN'T PLOT

15. ORDINANCE NO. 107-1978, WHICH WAS AMENDED AND REPLACED BY ORDINANCE NO. 116-1979 VOLUME 6313, PAGE 13. COMMENT: DOES NOT APPLY

16. STREET VACATION PLAT RECEPTION NO. 54129553 COMMENT: DOES NOT APPLY

17. TERMS AND CONDITIONS OF LEASE BY AND BETWEEN THE CITY OF TALLMADGE LITTLE LEAGUE, INC. RECEPTION NO. 55535520 COMMENT: CAN'T PLOT.

ENCROACHMENTS

NUMEROUS ENCROACHMENTS EXIST ALONG THE EASTERLY AND SOUTHERLY PROPERTY LINE.

1. BUILDING ENCROACHES ±1.6' INTO PREMISES.
2. SHED ENCROACHES ±0.2' INTO PREMISES.
3. LANDSCAPE ENCROACHES ±23.6' INTO PREMISES ALONG EAST PROPERTY LINE.
4. EXIST. FENCE ENCROAHES ±10.4' INTO PREMISES ALONG EAST PROPERTY LINE.
5. EXIST. DRIVE, LANDSCAPE, ETC. ENCROACHES INTO PREMISES ±54.5' INTO PREMISES ALONG SOUTHERLY PROPERTY LINE.

BASIS OF BEARING

BEARINGS CONTAINED HEREIN ARE BASED ON THE BEARING OF N 00°15'00" E FOR THE CENTERLINE OF WRIGHT ROAD AS INDICATED IN PLAT BOOK 36 PAGE 56 OF THE SUMMIT COUNTY RECORD OF PLATS AND ARE USED TO DENOTE ANGLES ONLY.

Gary L. Phillips — 12-29-09

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

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	37°37'43"	260.62'	171.16'	88.80'	168.10'	N 22°55'09" W
C 2	90°00'00"	10.00'	15.71'	10.00'	14.14'	N 86°44'00" W
C 3	41°59'00"	290.62'	212.95'	111.51'	208.22'	N 20°44'30" W
C 4	04°21'17"	260.62'	19.81'	9.91'	19.80'	S 01°55'39" E

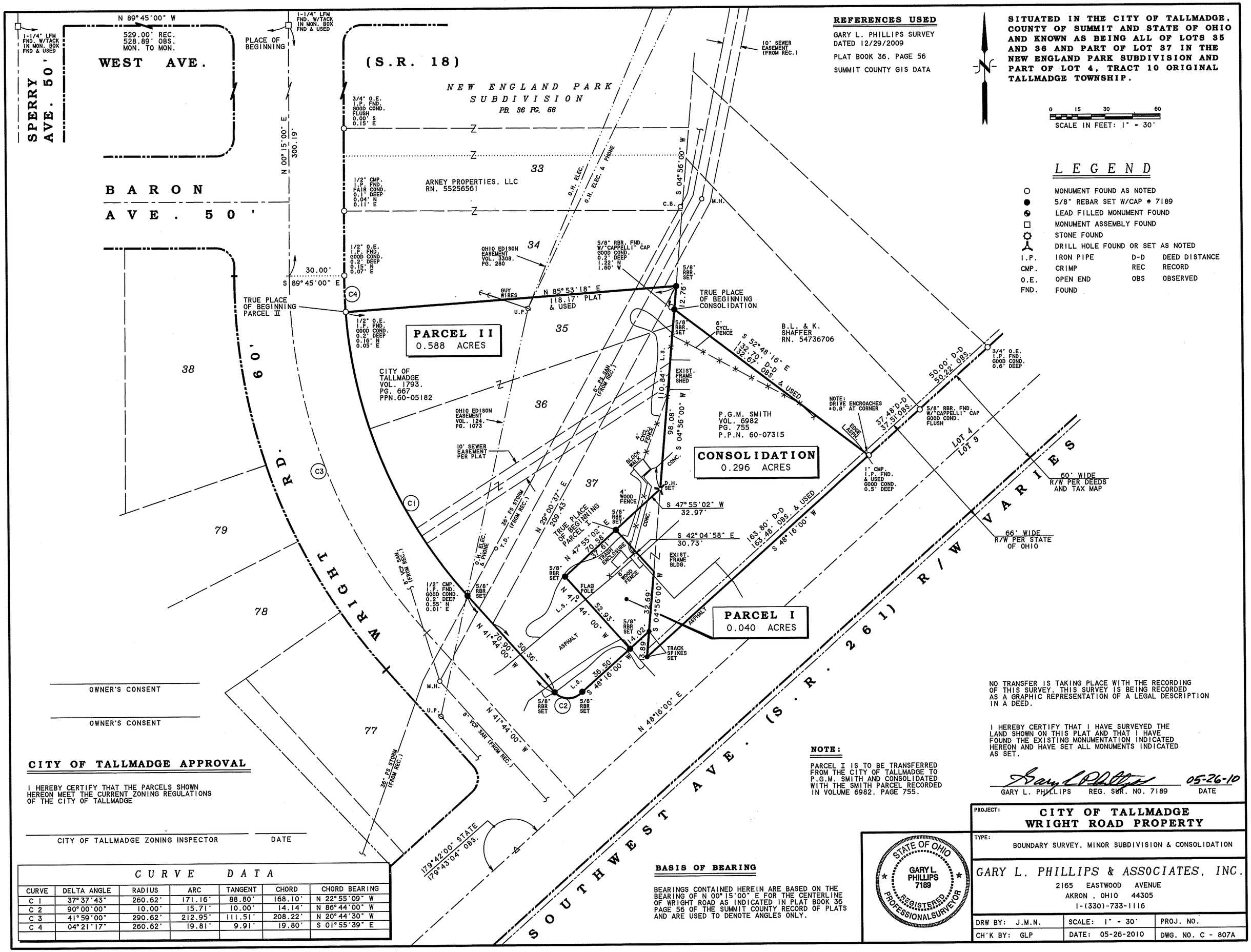
STATE OF OHIO — GARY L PHILLIPS 7189 — REGISTERED PROFESSIONAL SURVEYOR

PROJECT: CITY OF TALLMADGE WRIGHT ROAD 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: GLP	DATE: 12-29-2009	DWG. NO. C - 807



REFERENCES USED

GARY L. PHILLIPS SURVEY
DATED 12/29/2009

PLAT BOOK 36. PAGE 56

SUMMIT COUNTY GIS DATA

SITUATED IN THE CITY OF TALLMADGE, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING ALL OF LOTS 35 AND 36 AND PART OF LOT 37 IN THE NEW ENGLAND PARK SUBDIVISION AND PART OF LOT 4, TRACT 10 ORIGINAL TALLMADGE TOWNSHIP.

0 15 30 60
SCALE IN FEET: 1" = 30'

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		

OWNER'S CONSENT

OWNER'S CONSENT

CITY OF TALLMADGE APPROVAL

I HEREBY CERTIFY THAT THE PARCELS SHOWN HEREON MEET THE CURRENT ZONING REGULATIONS OF THE CITY OF TALLMADGE

CITY OF TALLMADGE ZONING INSPECTOR — DATE

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	37°37'43"	260.62'	171.16'	88.80'	168.10'	N 22°55'09" W
C 2	90°00'00"	10.00'	15.71'	10.00'	14.14'	N 86°44'00" W
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C 4	04°21'17"	260.62'	19.81'	9.91'	19.80'	S 01°55'39" E

BASIS OF BEARING

BEARINGS CONTAINED HEREIN ARE BASED ON THE BEARING OF N 00°15'00" E FOR THE CENTERLINE OF WRIGHT ROAD AS INDICATED IN PLAT BOOK 36 PAGE 56 OF THE SUMMIT COUNTY RECORD OF PLATS AND ARE USED TO DENOTE ANGLES ONLY.

NOTE:

PARCEL I IS TO BE TRANSFERRED FROM THE CITY OF TALLMADGE TO P.G.M. SMITH AND CONSOLIDATED WITH THE SMITH PARCEL RECORDED IN VOLUME 6982. PAGE 755.

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.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT AND THAT I HAVE FOUND THE EXISTING MONUMENTATION INDICATED HEREON AND HAVE SET ALL MONUMENTS INDICATED AS SET.

GARY L. PHILLIPS REG. SUR. NO. 7189 — 05-26-10 DATE

STATE OF OHIO · GARY L PHILLIPS 7189 · REGISTERED PROFESSIONAL SURVEYOR

PROJECT: **CITY OF TALLMADGE WRIGHT ROAD PROPERTY**

TYPE: BOUNDARY SURVEY. MINOR SUBDIVISION & CONSOLIDATION

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

DRW BY: J.M.N.	SCALE: 1" = 30'	PROJ. NO.
CH'K BY: GLP	DATE: 05-26-2010	DWG. NO. C - 807A