

ALTA/NSPS Land Title Survey
land now or formerly owned by
28021 Miles Rd.
PN: 901-09-013
AFN: 201210190048
Part of Lot Number 5, Tract 4
Third Division, Village of Orange
County of Cuyahoga, State of Ohio

REFERENCES

Deeds of Record
Field observations made April 2022
Plot Volume 378 Page 28-32
First American Title Insurance Company Commitment
20220037C-1, dated February 28, 2022

ZONING

Zoning information gathered from Orange Village Web
Site, No Report provided.
Zoning Classification:U-4, Local Retail Business District
Zoning information date: 04-18-2022
Minimum lot coverage: 35%
2400 sq ft. of floor area minimum.
Minimum front setback from r/w: 100 feet
Minimum side setback:30 feet from residential district.
Minimum rear setback: 45 feet.
Building Height: Not exceed 35 feet.

GENERAL NOTES

The Bearings used on this survey are based upon
True North utilizing the Ohio Department of Transportation VRS and
CORS GNSS Network, Ohio North Reference Frame NAD83(2011).
NAVD88, Ellipsoid GRS80, Geoid Model: OHGeoid 18.

Distances are shown as U.S. Survey Foot and decimal parts thereof.

This Plat of Survey depicts the results of a Boundary Survey
as prepared in accordance to the minimum standards for a
Boundary Survey as described in Administrative Code Chapter
4733-37, by O'Hara Land Surveying, L.L.C..

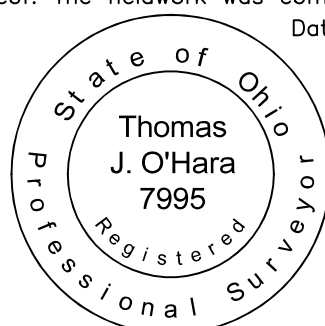
CERTIFICATION

To: Ma Gas Properties LLC, The MINT National Bank, 1213 Kingwood Drive, Kingwood, TX 77339,
its successors and/or assigns as their interest may appear (ATIMA), Kingdom Title Solutions
Inc. (File #20220037C) and First American 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title
Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,6,7a, 7b1,
8,9,13,16,17,18 and 19 of Table A thereof. The fieldwork was completed on April 14, 2022.

Date of Plat or Map: 04-21-2022

Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 04-21-2022



Commitment Number: 20220037C-1, Commitment effective date: 02/28/2022 at 7:29 AM

SCHEDULE B PART II

- 13 Easement for Highway Purposes recorded July 3, 1996 as Volume 96-06385, Page 12 of
Cuyahoga County Records. See public record for particulars. No further examination has been
made of this instrument. Affects subject's property and is plotted hereon.
- 14 Easement and an Ordinance recorded May 29, 2002 as Instrument No. 200205290394 of
Cuyahoga County Records. See public record for particulars. No further examination has been
made of this instrument. Affects subject's property and is plotted hereon.
- 15 Right of Entry, Access, and Remediation Agreement recorded April 12, 2006 as Instrument No.
200604120448 of Cuyahoga County Records. See public record for particulars. No further
examination has been made of this instrument. Affects subject's property is blanket in nature.
- 16 Environmental Covenant and Easement recorded January 23, 2009 as Instrument No.
200901230417 of Cuyahoga County Records. See public record for particulars. No further
examination has been made of this instrument.
Affects subject's property as described "The area of concern is located in the central and
and south-central portion of the property, and comprises the area extending south and
southeast from the southwest corner of the UST cavity to the south edge of the paved
portion of the property. This area includes the gasoline dispensers and distribution lines."
This area is Not plottable as described.
- 17 Title to that portion of the property within the bounds of any roads or highways.
- 18 Anything to the contrary notwithstanding the policy to be issued does not insure the quantity
of land described in Schedule "A".

O'Hara Land Surveying, L.L.C.

P.O. Box 902, Chardon Ohio 44024
oharasurveys@yahoo.com, 440-286-8417

Sheet one of one
Date of Survey
04/14/2022
Project No: 3142

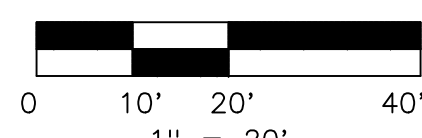


Table A Items

- 9.) No parking stripes observed
16.) None observed
17.) None observed
18.) None provided or discovered

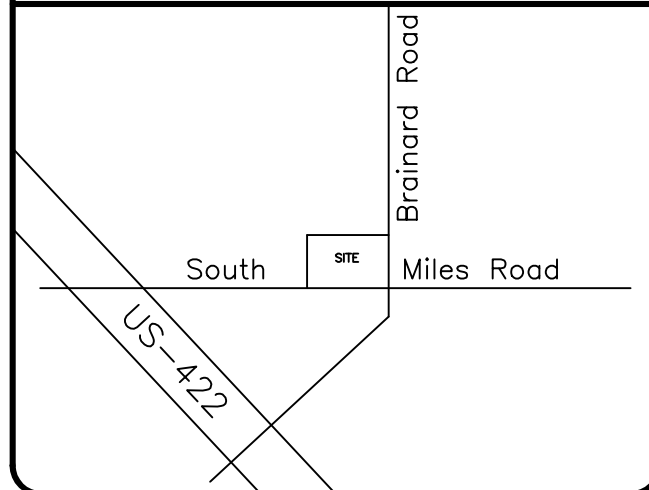
Flood Zone

Flood Zone "X"
Area of minimal flood hazard
Community Panel Number 3903500236E
Effective date of 12/03/2010

LEGEND / ABBREVIATIONS

- 5/8" dia. x 30" long
steel rebar set capped
"O'Hara 7995"
- survey monument found
(c) no record distance
(u) calculated distance
(m) measured distance
(r) record distance
tree line
right of way
centerline
own through
O.R. official record
D.V. deed volume
P.O.B. place of beginning
- tree
✕ utility pole
• split rail fence post
• concrete bollard
• fire hydrant
• 3" dia. steel post
• vent pipes
• break line
⑦ access manhole, number
signifies diameter

VICINITY MAP



LEGAL DESCRIPTION OF RECORD

The Land is described as follows:

Situated in the Village of Orange, County of Cuyahoga, and State
of Ohio:
And known as being part of Original Orange Township Lot No. 5,
Tract No. 4, Third Division, and bounded and described as
follows:

Beginning at the intersection of the centerline of Brainerd Road,
60 feet wide, with the centerline of North Miles Road, 60 feet
wide;

Thence North 00 deg. 34' 10" West along the centerline of
Brainerd Road, a distance of 180.00 feet;

Thence South 88 deg. 36' 30" West parallel with the centerline of
North Miles Road a distance of 180.00 feet;

Thence South 00 deg. 34' 10" East parallel with the centerline of
Brainerd Road a distance of 180.00 feet to the centerline of
North Miles Road;

Thence North 88 deg. 36' 30" East along the centerline of North
Miles Road a distance of 180

feet to the Place of Beginning, according to a survey by The
Western Reserve Engineering
and Surveying Company, Cleveland, Ohio, dated June, 1970, but
subject to all legal highways.

Parcel No. 901-09-013
For Informational Purposes Only:
Commonly known as 28021 Miles Road, Chagrin Falls, OH 44022

LEGAL DESCRIPTION PER SURVEY

Situated in the Village of Orange, County of Cuyahoga, State
of Ohio, being part of Original Orange Township Lot Number 5, Tract
Number 4, Third Division. Beginning at the intersection of the centerline
of Brainerd Road (60') and the centerline of South Miles Road (60'),
said point witnessed by a 5/8" iron pin found in a monument box
assembly, said point being the Place of Beginning of the parcel herein
described.

Thence South 88°34'29" West along the centerline of South
Miles Road, a distance of 179.87 feet to a point, said point being the
southeast corner of land now or formerly owned by Dan Schindler
Properties, Inc., PPN: 901-09-026, as recorded in AFN: 199902181348
in Cuyahoga County Record of Deeds (CCRD).

Thence North 00°34'31" West along the East line of PPN:
901-09-026, aforementioned, parallel to the centerline of Brainerd
Road, passing through a 5/8" iron pin "O'Hara-7995" set at 30.00
feet, a total distance of 180.08 feet to a point, said point being the
southwest corner of land now or formerly owned by Zeev Apel and
Atara Apel, PPN: 901-09-002, as recorded in OR Book 15633 Page
227 (CCRD), said point witnessed by a 1/2" iron pipe found.

Thence North 88°34'29" East along the South line of PPN:
901-09-002, aforementioned, parallel to the centerline of South Miles
Road, a distance of 179.87 feet to a point in the centerline of
Brainerd Road, said point being the southeast corner of PPN:
901-09-002, aforementioned, said point witnessed by a 5/8" iron pin
"O'Hara-7995" set at 30.00 feet therefrom.

Thence South 00°34'31" East along the centerline of Brainerd
Road, a distance of 180.08 feet to a point, said point being the Place
of Beginning, and containing 0.743 total acres of land, 0.227 acres
within the right of way, be the same more or less, but subject to all
legal highways, pursuant to a Survey (3142) dated April 2022, by
O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered
Surveyor No. 7995.

The basis of bearings used hereon are based upon True North
utilizing the Ohio Department of Transportation VRS and CORS GNSS
Network (NAD83 (2011), NAVD88, GRS80, GEOID18).

Distances are shown as U.S. Foot and decimal parts thereof.
The intent of this description is to describe the land listed as Schedule
C, in First American Title Insurance Company, Title Commitment Number
20220037C-1.

PPN: 901-09-013, commonly known as 28021 South Miles Road,
Chagrin Falls, Ohio 44022

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	46.70'	42.13'	N 43°59'59" E	89°11'43"	29.58'
C2	20.00'	31.13'	28.08'	S 43°59'59" W	89°14'00"	19.73'

5/8" iron pin
found
S 0°36'03" E
• 0.32 feet

Dan Schindler Properties, Inc.
PPN: 901-09-026
AFN: 199902181348

5/8" iron pin
set • 30.00'

South Miles Road (60')

Place of
Beginning