

# ALTA / ACSM LAND TITLE SURVEY

MADE FOR

Part of Original Dover Township Lot Nos. 53 and 43. Now in the City of Westlake,  
County of Cuyahoga, State of Ohio

Order #12-005  
F.B. 839  
Carney ALTA.dwg  
February, 2012

## SYMBOLS LEGEND

- |                            |                                     |
|----------------------------|-------------------------------------|
| ● Storm Manhole            | ☐ Communications Vault              |
| ☐ Inlet                    | ☐ Telephone Box                     |
| ☐ Inlet                    | ☐ Broadband Box                     |
| ds ○ Downspout             | ☐ Heat pump/AC unit/Mechanical Unit |
| ○ Cleanout                 | ☐ Transformer                       |
| ● Sanitary Manhole         | ☐ Electric Vault                    |
| ● Hydrant                  | ☐ Light Pole                        |
| ● Water Valve              | ☐ Light Pole w/2" DIA conc base     |
| ● Water Access Lid         | ● Bollard                           |
| ● Irrigation Control Box   | ● Flood Light                       |
| ● Irrigation Control Valve |                                     |

## LINETYPE LEGEND

- |            |                      |
|------------|----------------------|
| —w—w—w—    | Water Line           |
| —st—st—st— | Storm Sewer          |
| —s—s—s—    | Sanitary Sewer       |
| —g—g—g—    | Gas Line             |
| —t—t—t—    | Telephone Line       |
| —ug—ug—ug— | Underground Electric |
| —o—o—o—    | Wood Fence           |

## POSSIBLE ENCROACHMENTS

- 1 Sanitary Sewer is outside of possible Sanitary easement. See Item 11c in Schedule B exception notes
- 2 Underground electric is on Subject property if CEI easement does not exist. See Item 11e in Schedule B exception notes
- 3 5' walk is outside of possible sidewalk easement. See Item 11d in Schedule B exception notes
- 4 Irrigation Valve on adjoiners property
- 5 Electric Vault and possible underground electric service are on adjoiners property
- 6 Water Vault appears to be outside of Easement
- 7 Wood fence along easterly R is on subject property at the north and on adjoiners property at the south
- 8 Building is 3.5' beyond Rear building setback (Setback line is subject to interpretation by Zoning Officials)
- 9 Building is 5.6' beyond Rear building setback (Setback line is subject to interpretation by Zoning Officials)

## UTILITY NOTES

- 1 6" Gas Main on West side of Crocker Rd per Columbia Gas plans. Location of service shown per field markings. Size of gas service unknown.
- 2 Assumed underground electric for light poles. No markings provided beyond curb line. No plans provided.
- 3 Possible Electric service feed out to Crocker Rd. No markings or plans were provided to indicate the location of the underground wires.
- 4 Location of underground telephone assumed. No markings or plans were provided to indicate the location of the underground wires or their connection to the buildings.
- 5 Location of Water and Sanitary service to buildings is shown per Site Plan prepared by McCann and Associates
- 6 Location of gas service from Crocker Rd to south building is shown per field markings. No markings or plans were provided for the location of the gas line feeding the meter bank at the north building.

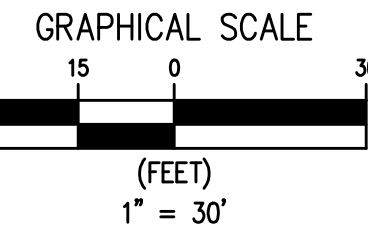


Utilities shown are approximate and were derived from above ground physical evidence, a site plan prepared by McCann and Associates, maps provided by Utility Companies, and markings provided by the Ohio Utilities Protection Service and are not guaranteed. Surveyor assumes no risk or liability. For a more detailed location, soundings, excavation, or video of the underground utilities is necessary. Contractor must contact the Ohio Utilities Protection Service at 1-800-362-2764 before any excavating is done.  
OUPS Reference Numbers A202701173 and A202701175

Crocker Rd. (80')

## BASIS OF BEARINGS

North Property Line of Property  
per Lot Split and Assembly  
N84°14'13"E



## GENERAL NOTES

- There is no observable evidence of earthmoving, building construction or building additions on the subject property

