

New Parcel

Easements of Record

Note: Numbering coincides with Heritage Union Title Co., Ltd./First American Title Insurance Company Commitment No. 202FA1045 with an effective date of December 9, 2020.

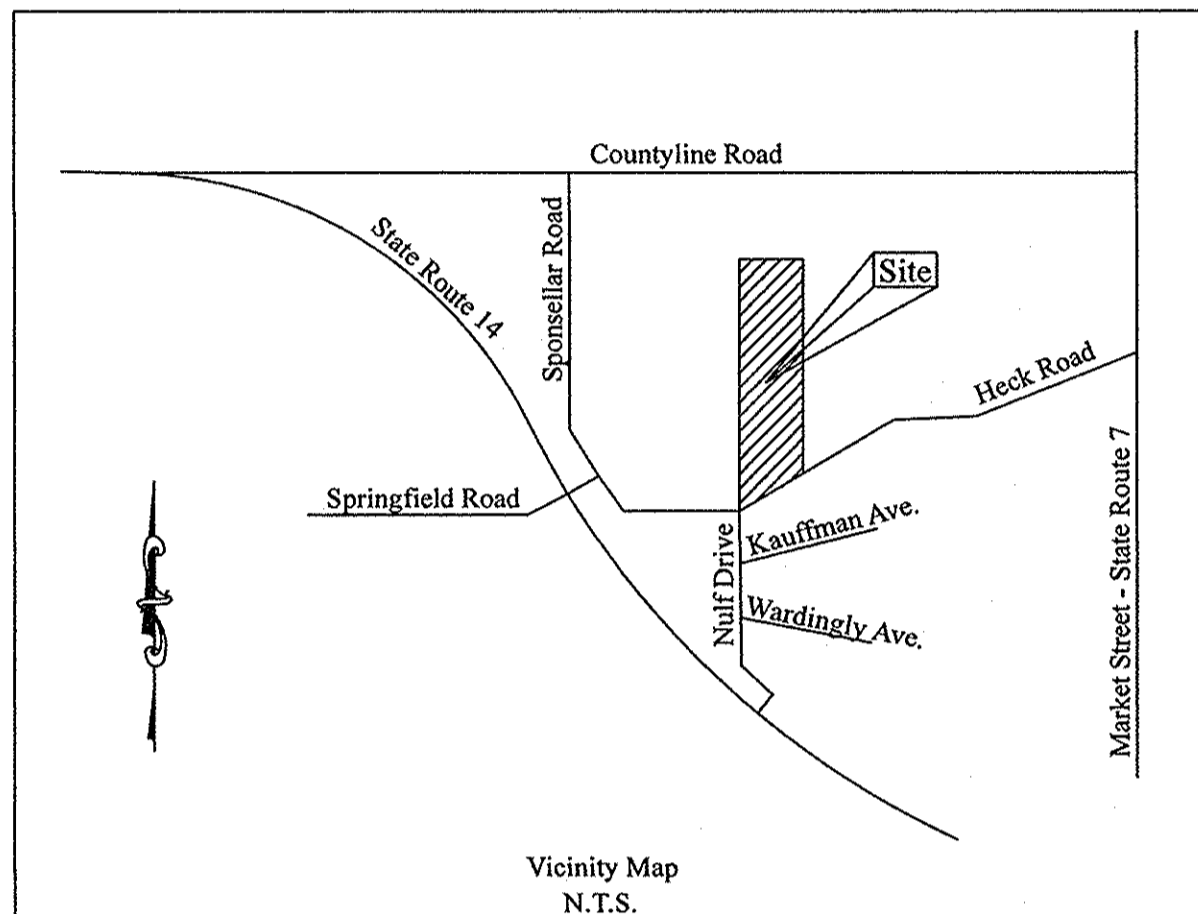
- 11 Easements, Restrictions, etc. shown on Annexation Plat Plat Volume 14, Page 53
-30' Easement to Springfield Road/Heck Road
- 12 Easement for Drainage (deepening & straightening streams)
David E. Carney et al to Columbiana County Comm.
Deed Volume 617, Page 179 - November 24, 1939
-Can not be located due to outdated owner references
- 13 30' Ingress/Egress Easement in deed
from Gwen Contracting Co. to Village of Columbiana
O.R. Volume 269, Page 142 - January 30, 1991
-Easement to Springfield Road/Heck Road

Legal Description

Note: Legal description coincides with Heritage Union Title Co., Ltd./First American Title Insurance Company Commitment No. 202FA1045 with an effective date of December 9, 2020.

The Land referred to herein below is situated in the County of Columbiana, State of Ohio, and is described as follows:
 Situated in the Township of Fairfield, County of Columbiana and State of Ohio:
 And known as and being a tract of land situated in Section #2, Fairfield Township, Township #12, Range #2, County of Columbiana and State of Ohio and being more fully described as follows:

Beginning with the Northwest corner of said Section #2, Thence East with the North line of said Section #2 (1320.00 feet) to a railroad spike found; Thence South 0° 20' 51" East with the West line of lands now or formerly of Crowl, 1033.49 feet to an iron pin found; Thence North 89° 56' 59" West with the Grantor's (Gwin Contracting Co.) North line 807.59 feet to an iron pin found at the true place of beginning of the tract of lands herein described; Thence continuing South 4° 00' 19" East 435.60 feet to an iron pin set; Thence North 89° 56' 59" West 100.00 feet to an iron pin set on said Grantor's West line; Thence North 4° 00' 19" West with the Grantor's West line 435.60 feet to an iron pin found; Thence South 89 deg. 56' 59" East with said Grantor's North line 100.00 feet to the place of beginning. Containing in area 1.00 acre and being subject to all legal highways, right of ways and easements.



Legal Description

Note: Legal description coincides with Fidelity National Title Insurance Company Commitment No. GLW1800319(RLR MOD) with an effective date of May 25, 2018.

Situated in the Village of Columbiana, Section No. 2, Township of Fairfield, Township No. 12, Range No. 2, County of Columbiana and State of Ohio:

Beginning with the Northwest corner of said Section No. 2;

Thence East with the North line of said Section No. 2 (1320.00 feet) to a railroad spike found;

Thence South 0 deg. 20' 51" East with the West line of lands now or formerly of Crowl, 1579.17 feet to an iron pin set at the true place of beginning of the tract of lands herein described;

Thence continuing South 0 deg. 21' 51" East with the West line of lands of Crowl and Cooper, 1381.28 feet to a railroad spike set in Springfield Road, but passing through an iron pin set at 1347.34 feet;

Thence South 61 deg. 45' 34" West with the center of Springfield Road, 858.00 feet to a railroad spike found;

Thence North 4 deg. 00' 19" West with the East line of Green, 1903.82 feet to an iron pin set at the Southwest corner of a 1.00 acre tract now owned by the Village of Columbiana;

Thence South 89 deg. 56' 59" East with the South line of said 1.00 acre tract, 60.00 feet to an iron pin set;

Thence South 4 deg. 00' 19" East, 111.44 feet to an iron pin set at the Southwest corner of a 10.00 acre tract now owned by Bell-Terr China Company;

Thence South 89 deg. 56' 59" East with the South line of said 10.00 acre tract, 812.69 feet to the place of beginning. Containing in area 30.08 acres more or less and being subject to all recorded legal highways, right of ways and easements.

Parcel Number 18-03473.000

Parcel 2:
 Situated in Section No. 2, Township of Fairfield, Township No. 12, Range No. 2, County of Columbiana and State of Ohio:

And being more fully described as follows:

Beginning with Northwest corner of said Section No. 2;

Thence East with the North line of said Section No. 2 (1320.00 feet) to a railroad spike found;

Thence South 0 deg. 20' 50" East with the West line of lands now or formerly of Crowl, 1033.49 feet to an iron pin found, said pin being the true place of beginning of the tract herein described;

Thence continuing South 0 deg. 20' 50" East with the West line of said lands of Crowl, 545.68 feet to an iron pin set;

Thence North 89 deg. 56' 59" West, 812.69 feet to an iron pin set;

Thence North 4 deg. 00' 19" West, 111.44 feet to an iron pin set;

Thence South 89 deg. 56' 59" East, 40.00 feet to an iron pin set;

Thence North 4 deg. 00' 19" West, 435.60 feet to an iron pin set on the grantor's North line;

Thence South 89 deg. 56' 59" East with said grantor's North line, 807.59 feet to the place of beginning. Containing in area 10.00 acres.

Subject to easements, leases and affidavit of record

18-03473.001

Table A Notes

Item 2 - The address of the subject property is shown as 1320 Springfield Road on the Columbiana County Auditor records although the subject property is located on Heck Road. Business address is 1320 Heck Road per the R&L Carriers Website.

Item 9 - There are 169 marked parking spaces on the subject property of which 1 is designated as handicapped spaces.

Item 17 - Surveyor has no information regarding changes in street right-of-way lines. There was no apparent evidence of recent street or sidewalk construction at the time of survey.

Item 18 - There was no apparent evidence of wetland delineation at the time of survey.

Underground Utilities:

The underground utilities have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Sizes and material should be field verified by the contractor.

Easements of Record

Note: Numbering coincides with Fidelity National Title Insurance Company Commitment No. GLW1800319(RLR MOD) with an effective date of May 25, 2018.

- 15 Oil and Gas Lease 5226
B.J. Ferguson, et al to John O. Todd
Deed Volume 27, Page 219 - February 13, 1923
-Can not be located due to outdated owner references
-Not plottable - blanket in nature
(No well drilled on this property per ODNR, 08-16-2018)
- 16 Easement for Drainage No.70955 (deepening & straightening streams)
David E. Carney et al to Columbiana County Comm.
Deed Volume 617, Page 179 - November 24, 1939
-Can not be located due to outdated owner references
- 17 30' Ingress/Egress Easement in deed
from Gwen Contracting Co. to Bell Terr China Company, Inc.
Deed Volume 319, Page 145 - April 22, 1992
-Affects Parcel 1 as shown
- 18 Right to Lay and Maintain Gas Pipeline
-along complete frontage not to exceed 20' north of road right-of-way
R & L Transfer, Inc. to Columbia Gas of Ohio, Inc.
O.R. Volume 424, Page 563 - April 20, 1994
-Affects Parcel 1 as shown
- 19 Memorandum of Lease
R L R Investments, LLC and R & L Transfer, Inc.
O.R. Volume 823, Page 531 - August 3, 2000
-Item 17 repeated in legal description
-No other easement items shown on document

Zoning

Zoning District - I-2 Light Industrial

Setbacks

Front = 50'

Side = 25'

Rear = 25'

Rear and Side yard abutting a Residential District = 100' with the abutting area to a depth of 20' to be landscaped.

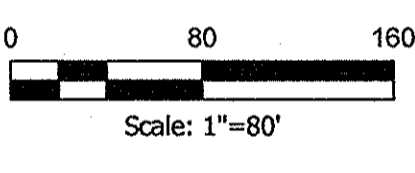
Height = 65' max.

Floor Area = None

No zoning report was supplied to the surveyor.
 Source for zoning information is the City of Columbiana
 Zoning Code found at:
http://www.amlegal.com/codes/client/columbiana_oh/
 on August 17, 2018

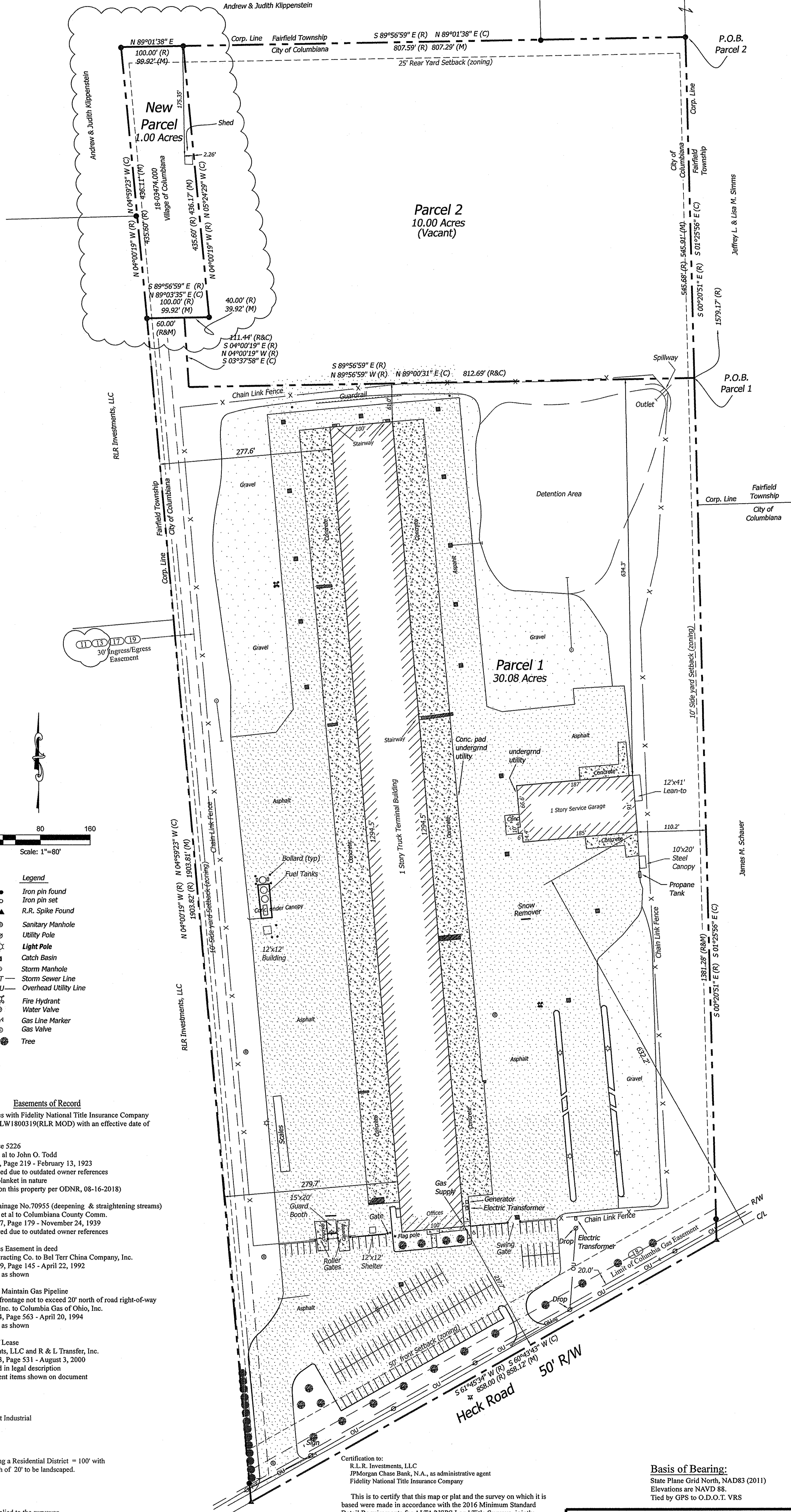
Flood Zone Designation

The subject property is located within Zone X in Community No. 390377 as shown on the Flood Insurance Rate Map No. 39099C0093E dated May 2, 2012. Zone X is not within a Special Flood Hazard Area.



Legend

- Iron pin found
- Iron pin set
- ▲ R.R. Spike Found
- Sanitary Manhole
- Utility Pole
- ☆ Light Pole
- Catch Basin
- Storm Manhole
- ST— Storm Sewer Line
- OU— Overhead Utility Line
- Fire Hydrant
- Water Valve
- Gas Line Marker
- Gas Valve
- Tree



Certification to:
 R.L.R. Investments, LLC
 JPMorgan Chase Bank, N.A., as administrative agent
 Fidelity National 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 2016 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(a), 6(b), 7(a), 8, 9, 11, 13, 17, 18 and 19 of Table A thereof. The field work was completed on August 20, 2018.

Keith A. Chamberlin, P.S. 6744
 June 23, 2021

Revisions
 Date: 01-04-2021 Update to add 1.00 Ac. Parcel

Basis of Bearing:
 State Plane Grid North, NAD83 (2011)
 Elevations are NAVD 88.
 Tied by GPS to O.D.O.T. VRS

A.L.T.A./N.S.P.S. Land Title Survey For:
 R.L.R. Investment, LLC
 Date: 08-21-2018 Project#: 18-08.2988 Drawn by: PMN
 Situated in the NW Quarter of Fairfield Township Section 2
 Township 12, Range 2
 City of Columbiana, Columbiana County, State of Ohio

Chamberlin Surveying
 Email: 6744kac@seglobal.net 514 E. Park Avenue
 Phone: (330)-452-9578 Columbiana, Ohio 44408