

Towpath Road

Broadview Hts., Ohio 44147

Property Features

- 8.65 Acres
- Adjacent to Ohio Turnpike Towpath Service Plaza
- Zoned Light Industrial
- Additional, 63 Acres Available
- All Utilities
- Directly off I-80



For more information:

Hiedi Winston

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Deborah Maggard

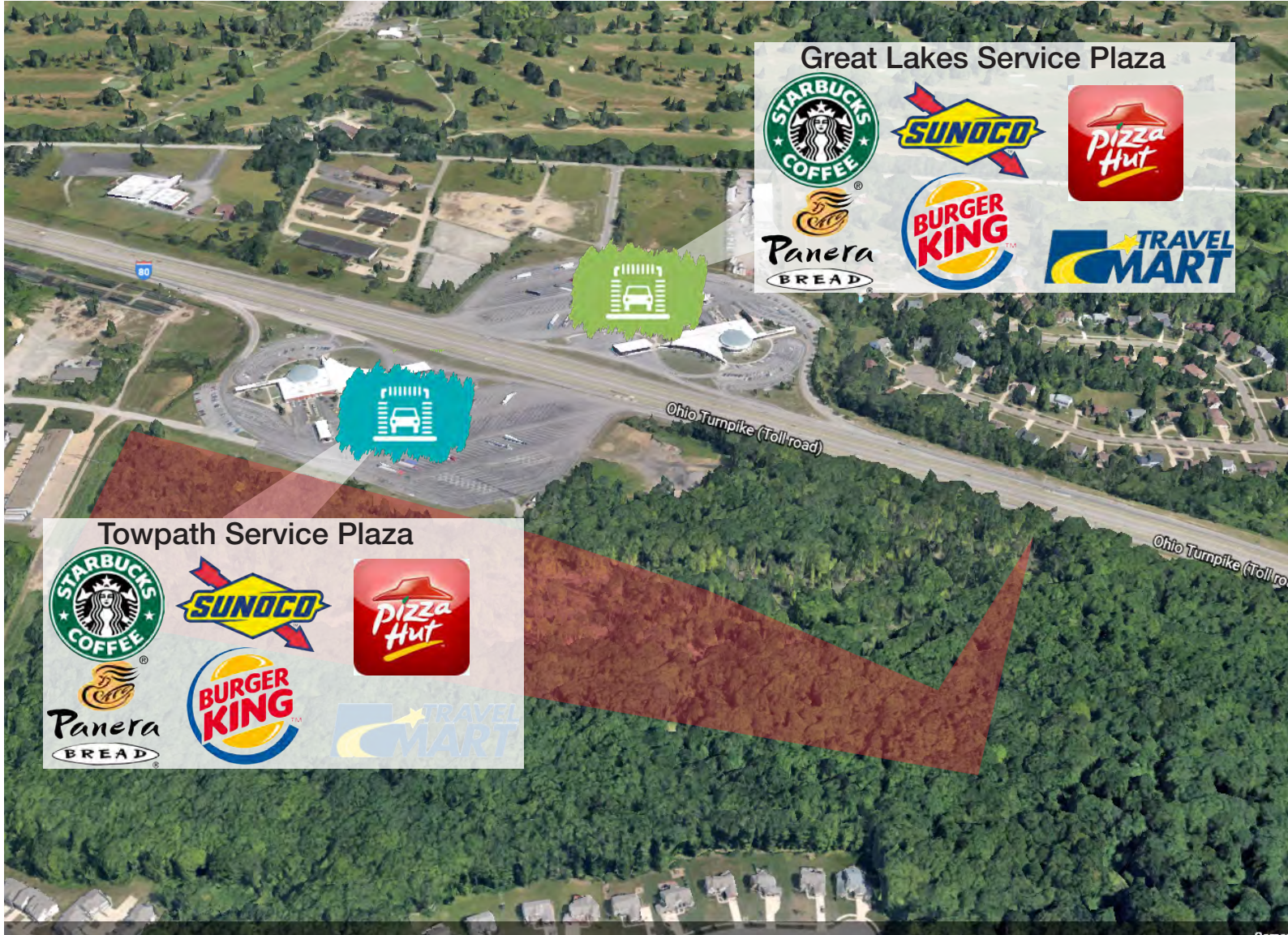
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6155 Rockside Road, Suite 304
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For Sale
8.65 Acres
Adjacent to Ohio Turnpike



For more info on Towpath Service Plaza
click here for website



For more info on Great Lakes Service
Plaza click here for website



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NAIPleasant Valley

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For Sale 8.65 Acres Adjacent to Ohio Turnpike

TITLE COMMITMENT FILE No. 20110850, SCHEDULE B - SECTION 2 - AARON LANDSCAPING, INC.

11. Conditions, Easements and Restrictions appearing on the Plat of Broadview Road Investment Co. Lot 50/1 recorded in Plat Book 281, Page 59 of Cuyahoga County Records.

12. Highway Easement granted to the State of Ohio, dated December 31, 1953, filed on January 25, 1954 in Volume 8710, Page 519 of Cuyahoga County Records. NOTE: DOES NOT AFFECT SUBJECT PROPERTY.

13. Highway Easement contained in the Warranty Deed to the State of Ohio, dated August 13, 1954, filed on September 28, 1954 in Volume 8795, Page 401 of Cuyahoga County Records. NOTE: DOES NOT AFFECT SUBJECT PROPERTY.

14. Highway Easement granted to the State of Ohio, dated August 13, 1954, filed on September 25, 1954 in Volume 8798, Page 404 of Cuyahoga County Records. NOTE: DOES NOT AFFECT SUBJECT PROPERTY.

ALTA/ACSM SURVEY FOR AARON LANDSCAPING, INC. MAY, 2006

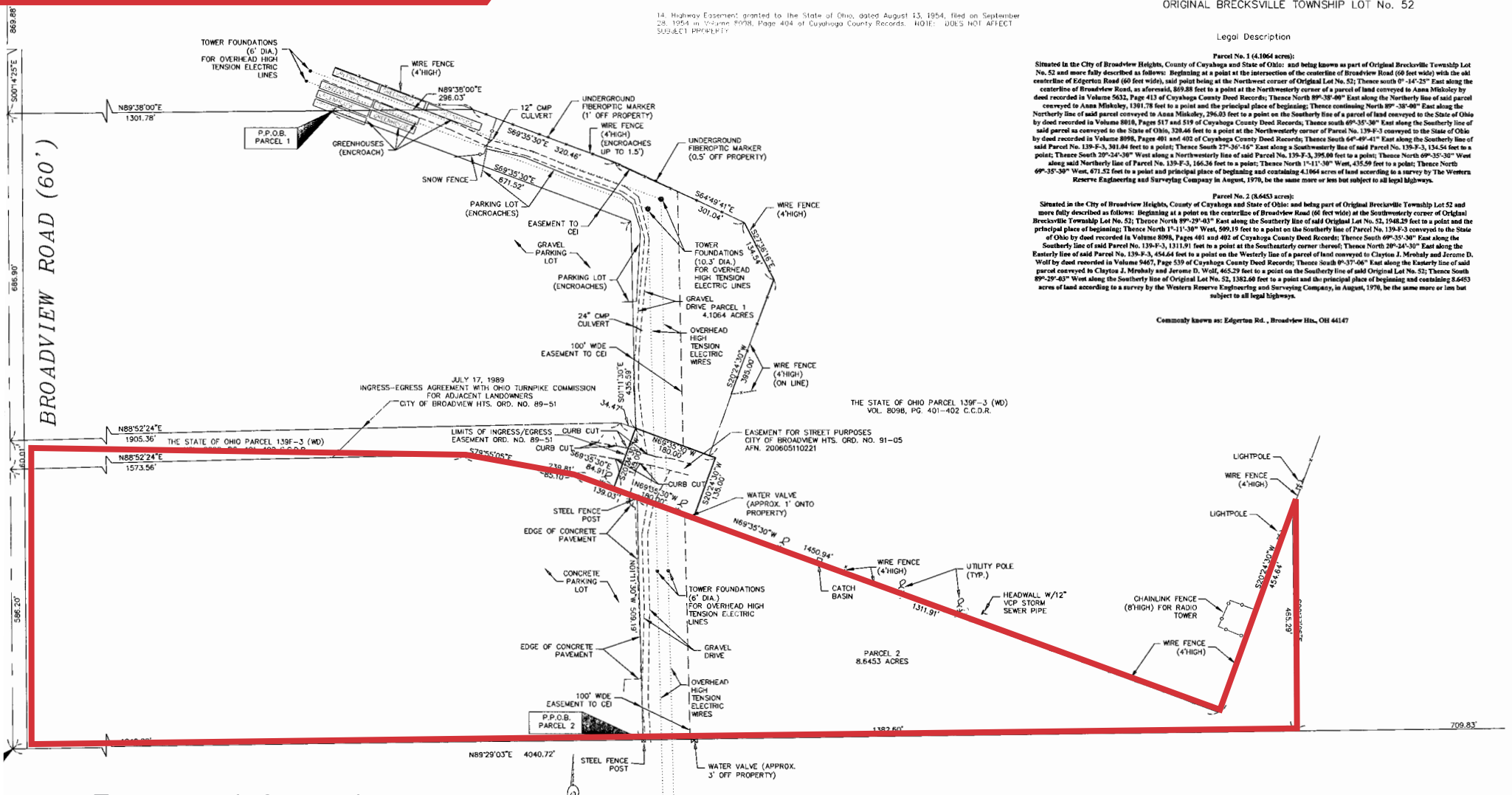
SITUATED IN THE CITY OF BROADVIEW HEIGHTS, COUNTY OF CUYAHOGA, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BRECKSVILLE TOWNSHIP LOT No. 52

Legal Description

Parcel No. 1 (4.1064 acres):
Sited in the City of Broadview Heights, County of Cuyahoga and State of Ohio; and being known as part of Original Brecksville Township Lot No. 52 and more fully described as follows: Beginning at a point at the intersection of the centerline of Broadview Road (60 feet wide) with the old centerline of Edgerton Road (60 feet wide), said point being at the Northwest corner of Original Lot No. 52; Thence south 0°-14'-25" East along the centerline of Broadview Road, as extended, 809.88 feet to a point at the Northwest corner of a parcel of land conveyed to Anna Mikolay by deed recorded in Volume 5632, Page 413 of Cuyahoga County Deed Records; Thence North 89°-38'-00" East along the Northernly line of said parcel conveyed to Anna Mikolay, 1361.78 feet to a point and the principal place of beginning; Thence continuing North 89°-38'-00" East along the Northernly line of said parcel conveyed to Anna Mikolay, 296.03 feet to a point on the Southernly line of a parcel of land conveyed to the State of Ohio by deed recorded in Volume 8018, Pages 517 and 519 of Cuyahoga County Deed Records; Thence South 69°-35'-30" East along the Southernly line of said parcel as conveyed to the State of Ohio, 328.46 feet to a point at the Northwest corner of Parcel No. 139-F-3 conveyed to the State of Ohio by deed recorded in Volume 8098, Pages 481 and 482 of Cuyahoga County Deed Records; Thence South 64°-49'-41" East along the Southernly line of said Parcel No. 139-F-3, 381.84 feet to a point; Thence South 17°-30'-16" East along a Southwesterly line of said Parcel No. 139-F-3, 134.56 feet to a point; Thence South 20°-24'-30" West along a Northwesterly line of said Parcel No. 139-F-3, 395.08 feet to a point; Thence North 69°-35'-30" West along said Northernly line of Parcel No. 139-F-3, 166.36 feet to a point; Thence North 1°-11'-30" West, 435.59 feet to a point; Thence North 69°-35'-30" West, 471.52 feet to a point and principal place of beginning and containing 4.1064 acres of land according to a survey by The Western Reserve Engineering and Surveying Company in August, 1978, be the same more or less but subject to all legal highways.

Parcel No. 2 (8.6453 acres):
Sited in the City of Broadview Heights, County of Cuyahoga and State of Ohio; and being part of Original Brecksville Township Lot 52 and more fully described as follows: Beginning at a point on the centerline of Broadview Road (60 feet wide) at the Southwest corner of Original Brecksville Township Lot No. 52; Thence North 89°-38'-00" East along the Southernly line of said Original Lot No. 52, 1548.39 feet to a point and the principal place of beginning; Thence North 1°-11'-30" West, 599.19 feet to a point on the Southernly line of Parcel No. 139-F-3 conveyed to the State of Ohio by deed recorded in Volume 8098, Pages 481 and 482 of Cuyahoga County Deed Records; Thence South 69°-35'-30" East along the Southernly line of said Parcel No. 139-F-3, 1311.91 feet to a point at the South corner thereof; Thence North 20°-24'-30" East along the Easterly line of said Parcel No. 139-F-3, 454.44 feet to a point on the Westerly line of a parcel of land conveyed to Clayton J. Mewhaly and Jerome D. Wolf by deed recorded in Volume 5467, Page 539 of Cuyahoga County Deed Records; Thence South 0°-37'-06" East along the Easterly line of said parcel conveyed to Clayton J. Mewhaly and Jerome D. Wolf, 465.29 feet to a point on the Southernly line of said Original Lot No. 52; Thence South 89°-35'-03" West along the Southernly line of Original Lot No. 52, 1382.68 feet to a point and the principal place of beginning and containing 8.6453 acres of land according to a survey by the Western Reserve Engineering and Surveying Company, in August, 1978, be the same more or less but subject to all legal highways.

Commonly known as: Edgerton Rd., Broadview Hts., OH 44147



For more information:

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