

21 ACRES FOR SALE



LAND AVAILABLE IN SOLON, OH
SOLON, OH 44139

CONTACT:

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21 ACRES FOR SALE

Solon, OH 44139

PROPERTY OVERVIEW

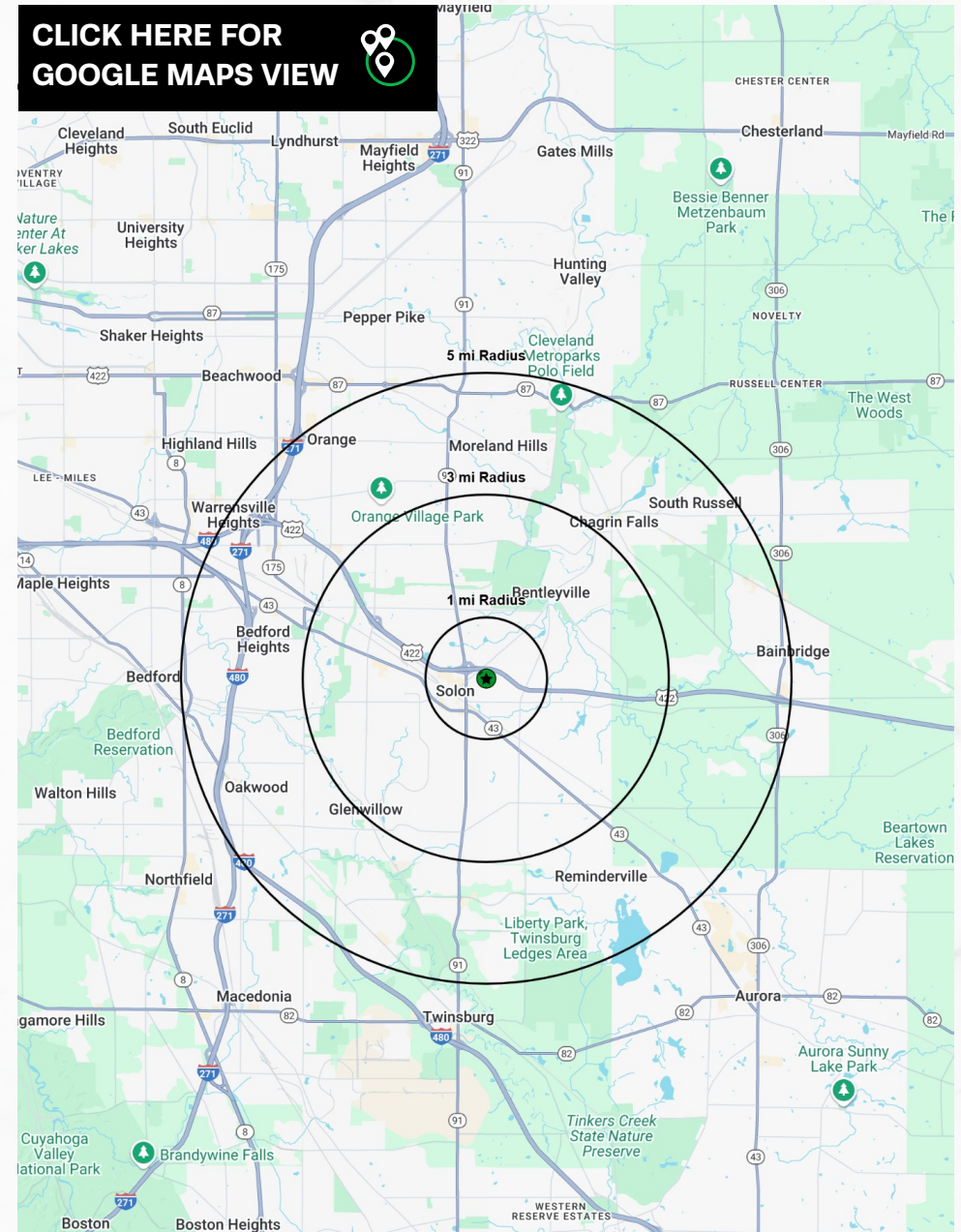
PROPERTY SUMMARY

- Sale Price: \$5,150,000.00
- Level Topography
- 239.5 Ft of Frontage
- Zoning: I-2 (Industrial)
- Street ownership: Franklin Blvd is owned by the property owners
- Clean Phase 1 available upon request
- Located in the heart of Solon near many local retailers
- Easy access to major roadways such as OH-91 with 32,958 VPD, OH-422 with 71,182 VPD, and Solon Rd with 8,172 VPD

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	5,143	26,752	88,985
HOUSEHOLDS	1,975	10,022	36,400
AVERAGE HH INCOME	\$172,641	\$216,079	\$165,311
MEDIAN HH INCOME	\$116,725	\$143,173	\$112,209
DAYTIME POPULATION	6,357	42,188	102,002

CLICK HERE FOR
GOOGLE MAPS VIEW



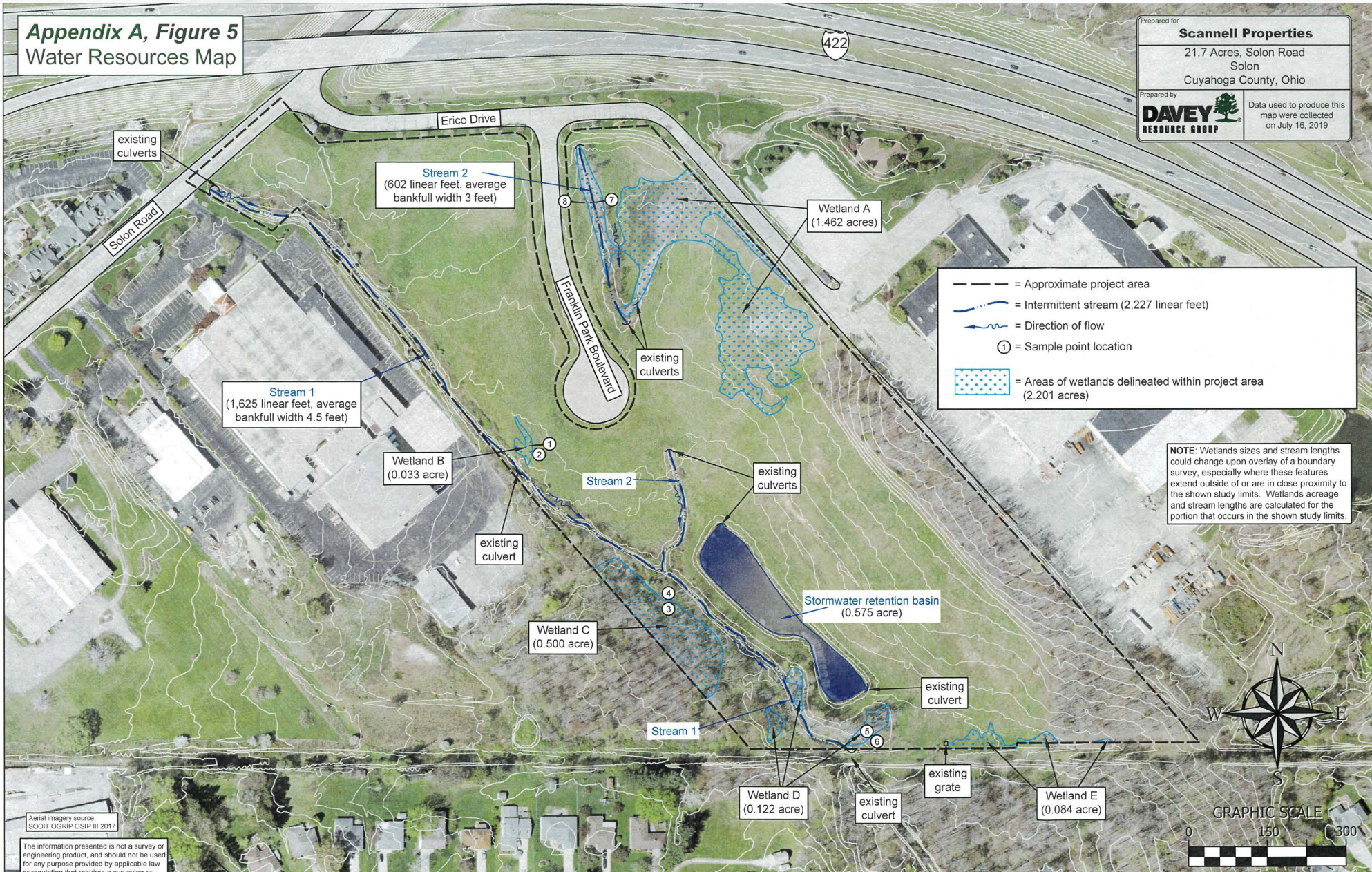
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WETLANDS SURVEY

Appendix A, Figure 5
Water Resources Map

Prepared for	Scannell Properties
	21.7 Acres, Solon Road Solon Cuyahoga County, Ohio
Prepared by	DAVEY RESOURCE GROUP
	Data used to produce this map were collected on July 16, 2019



---	= Approximate project area
—	= Intermittent stream (2,227 linear feet)
→	= Direction of flow
⊙	= Sample point location
⋯	= Areas of wetlands delineated within project area (2.201 acres)

NOTE: Wetlands sizes and stream lengths could change upon overlay of a boundary survey, especially where these features extend outside of or are in close proximity to the shown study limits. Wetlands acreage and stream lengths are calculated for the portion that occurs in the shown study limits.

Aerial imagery source:
SCOTT, DGRIP, GISIP III 2017

The information presented is not a survey or engineering product, and should not be used for any purpose provided by applicable law.

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ALTA SURVEY

ALTANSPS LAND TITLE SURVEY FOR
SCANNELL PROPERTIES, LLC
JAY REALTY, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
 SITUATED IN THE CITY OF SOLON, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND KNOWN AS
 BEING PARCEL 'A' IN THE FINAL PLAT OF FRANKLIN'S PARK, AS SHOWN BY THE RECORDED
 PLAT IN VOLUME 301 OF MAPS, PAGES 57 AND 58 OF CUYAHOGA COUNTY RECORDS

SURVEYOR'S CERTIFICATION
 TO SCANNELL PROPERTIES, LLC, JAY REALTY, LLC, 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 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),
 8, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON
 FEBRUARY 28, 2020.



Christopher J. Dempsey
 CHRISTOPHER J. DEMPSEY
 PROFESSIONAL SURVEYOR NO. 6914
 REVISED DATE OF MAP: APRIL 6, 2020



SIGNIFICANT OBSERVATIONS

1. Adjoining gas anchor encroaches over a northerly line of subject premises by approximately 2.2 feet.
2. Adjoining landscaping encroaches over a northerly line of subject premises by approximately 5.1 feet.
3. Adjoining chain link fence encroaches over a northerly line of subject premises by approximately 16.0 feet.
4. Adjoining gas anchor encroaches over a northerly line of subject premises by approximately 16.0 feet.
5. Storm drainage crosses line of the subject premises via a box culvert and various pipe outlets from northwesterly and southeasterly adjoining premises, as shown on the survey.
6. Adjoining strip bed encroaches over a southeasterly line of adjoining premises by approximately 2.2 feet.

FLOOD ZONE DESIGNATION

The subject premises is located within Flood Zone "X", defined as "Area of Minimal Flood Hazard", as shown on the Flood Insurance Rate Map designated as Community Panel No. 38033C02A, bearing an effective date of December 3, 2010.

SCHEDULE B PART II - EXCEPTIONS

1. Easements for Highway, Channel and Strip Purposes as Contained in Settlement Agreement Dated September 18, 1987 in/s/vol. 129/6, Page 397 of Cuyahoga County Records. PARCELS 900-80 AND 900-81 BELIEVED TO BE BLANKET IN NATURE. PARCELS NO. 1 OF RECORDATION INCLUDES ALL OF THE SUBJECT PREMISES AND MORE LAND.
2. Declaration of Covenants and Restrictions by John P. Sedlak and Dorothy M. Sedlak recorded October 26, 1987 in/s/vol. 87-612, Page 43 of Cuyahoga County Records. SAID COVENANTS AND RESTRICTIONS ARE BLANKET IN NATURE. PARCELS NO. 1 OF RECORDATION INCLUDES ALL OF THE SUBJECT PREMISES AND MORE LAND.
3. Declaration of Covenants and Restrictions by John P. Sedlak and Dorothy M. Sedlak recorded October 26, 1987 in/s/vol. 87-612, Page 43 of Cuyahoga County Records. SAID COVENANTS AND RESTRICTIONS ARE BLANKET IN NATURE. PARCELS NO. 1 OF EXHIBIT "A" OF THE DECLARATION INCLUDES ALL OF THE SUBJECT PREMISES AND MORE LAND.
4. Easements, Conditions and Restrictions as Contained in Director's Deed recorded in/s/vol. 98-7078, Page 1 of Cuyahoga County Records. SAID DEED COVERS PARCELS 900-80 (EMCO DRIVE) AND PARCELS 900-81 (CHANNEL EASEMENT) AND OTHER LANDS TO THE CITY OF SOLON FOR PUBLIC PURPOSES. STATE THAT WITH THE TERMINATION OF USE OF THE ABOVE PARCELS BY THE CITY FOR PUBLIC PURPOSES AND AS PRESCRIBED WITHIN THE ORIGINAL DEED, THE PARCELS HAVE RETURNED TO THE STATE OF OHIO BY COURT ORDER IN CUYAHOGA COUNTY COMMON PLEAS COURT CASE NO. CV-20214 - THE JOURNAL ENTRY FOR SAID CASE BEING RECORDED IN AFN 201804020017 OF CUYAHOGA COUNTY RECORDS.
5. Restrictions, Covenants and Conditions as Contained in Limited Warranty Deed recorded September 09, 1988 in/s/vol. 98-11703, Page 17 of Cuyahoga County Records. SAID RESTRICTIONS ARE BLANKET IN NATURE AFFECTING ALL OF THE SUBJECT PREMISES AND ALL OF THOSE LANDS CURRENTLY WITHIN THE LIMITS OF FRANKLIN PARK BOULEVARD.
6. Matters as disclosed in Final Plat of Franklin's Park recorded September 10, 1999 in/s/vol. 301, Page 57 of Cuyahoga County Records, SAID FINAL PLAT INDICATES A 10 FOOT UTILITY EASEMENT AND A 20 FOOT SETBACK FROM BUILDING. RIGHTS OF EASEMENT WILL BE EXERCISED BY A UTILITY SEWER & DRAINAGE EASEMENT WHICH AFFECT THE SUBJECT PREMISE AND ARE PLOTTED AS SHOWN.
7. Standard Easement for the Installation and Maintenance of a Water Main for the Purpose of Supplying Water Service from Franklin Park Limited to the City of Solon and the City of Cleveland recorded October 18, 1999 in/s/vol. Document No. 19910190209 of Cuyahoga County Records. SAID EASEMENT AFFECTS THE SUBJECT PREMISES AND IS PLOTTED AS SHOWN.

MISCELLANEOUS NOTES

1. Some features shown on this map may be shown out of scale for clarity.
2. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Measurements were based on points when indicated.
3. Bearings are based on Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 Datum.
4. All of the various survey monuments shown on this plat are found or used in in good condition, unless otherwise indicated, unless otherwise noted.
5. There is no apparent occupation along the subject boundary lines other than as shown on this plat.
6. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the location of the underground utilities shown is correct or that the owner, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are not located in the vicinity of the subject premises. The surveyor has not physically located the underground utilities. (GPS Reference: NAD83/0308+000, AOD40490987-000, AOD40490999-000, AOD40490301-000, AOD40490308-000, AOD40490309-000)
7. As of the field date of survey, no visible, above-ground evidence of recent earth moving work, apparently undisturbed, unless otherwise noted.
8. As of the field date of survey, the surveyor is not aware of any proposed changes in street right of way lines. There was no observed visible, above-ground evidence of recent street or sidewalk construction or repair.
9. The wetland areas shown on this map are based on a wetland delineation prepared by David Reardon Group and dated July 16, 2019.
10. The previous shown on this survey are the same premises as described in Schedule A of First American Title Insurance Company Commitment No. NCS-971129-CH12, bearing an effective date of February 17, 2020, at 7:30 A.M.

- ### LEGEND
- SANITARY MANHOLE
 - STORM MANHOLE
 - COMBINATION MANHOLE
 - CATCH BASIN
 - CLEANOUT
 - WATER WELL
 - HYDROTEST
 - WATER SERVICE VALVE
 - WATER MANHOLE
 - WATER METER
 - UTILITY POLE
 - STREET LIGHT ASSEMBLY
 - GOV ANCHOR
 - SEALING
 - CHAIN LINK FENCE
 - QUADRANT
 - FLAG POLE
 - SPRINKLER CONTROL BOX

- ### ABBREVIATIONS
- DE - DEED
 - MD - MEASURED
 - CALC - CALCULATED
 - OSB - OBSERVED
 - FD - FOUND
 - ENCL - ENCLOSURE
 - CLER - CLEAR
 - CONC - CONCRETE
 - SUBJ - SUBJECT
 - CONJ - CONJUGATE
 - UND - UNDERHEAD
 - OVH - OVERHEAD

SCHEDULE A - LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-971129-CH12

COMMENT DATE: FEBRUARY 17, 2020 AT 7:30 AM

Situated in the City of Solon, County of Cuyahoga and the State of Ohio and known as being part of Original Solon Township Lot 21, Tract 2 and also being part of Parcel 'A' as shown on the Map of Lot Split and Consolidation made for part of the estate of J.P.S. Properties Divarified, Inc., as recorded in Volume 292, Page 89 of Cuyahoga County Map Records, and also being all of Parcel 'A' as shown on the Final Plat of Franklin's Park as recorded in Volume 301, Pages 57 and 58 of Cuyahoga County Map Records, and being further bounded and described as follows:

Beginning of a PK nail found at the intersection of the centerlines of Erica Drive and Franklin Park Boulevard (70 feet wide).

Thence South 03° 09' 38" East, along the centerline of Franklin Park Boulevard, a distance of 35.00 feet to an iron pin found in a monument bar on the southerly right of way of Erica Drive;

Thence North 86° 00' 22" East, along the southerly right of way of Erica Drive, a distance of 65.00 feet to an iron pin set, said pin being the principal place of beginning of the lands herein described;

Thence continuing North 86° 00' 22" East, along the southerly right of way of Erica Drive, a distance of 134.54 feet to an iron pin found with cap marked George A. Hoffman, said pin being on the westerly line of lands now conveyed by Erica Products, as recorded in Volume 879, Page 388 of the Cuyahoga County Deed Records;

Thence South 42° 00' 58" East, along the westerly line of said Erica Products, Inc. lands, a distance of 156.08 feet to a 1" iron pin found, said pin being on the northerly line of property now or formerly owned by the City of Solon and further shown as Permanent Parcel 952-26-000, said City of Solon parcel also being formerly owned by the Herlock and Western Railroad Company;

Thence South 89° 38' 11" West, along the northerly line of said City of Solon lands, a distance of 348.82 feet to a 1" iron pin found at an angle point in said line;

Thence South 00° 34' 22" East, along a westerly line of said City of Solon lands, a distance of 9.00 feet to a 1" iron pin found at an angle point in said line;

Thence South 89° 38' 11" West, along the northerly line of said City of Solon lands, a distance of 507.08 feet to an iron pin set at the Southeast corner of 73.89 feet now or formerly owned by J.P.S. Properties Divarified, Inc., as recorded in Volume 92-12047, Page 24 of Cuyahoga County Deed Records, from said point a 5/8" iron pin was found North 89° 38' 11" East, a distance of 7.39 feet;

Thence North 41° 32' 37" N, along the Easterly Line of said J.P.S. Properties Divarified, Inc. lands, a distance of 584.89 feet to an iron pin found with cap marked G.G. Banning Assoc. at an angle point in said line;

Thence North 39° 13' 25" West, along the Easterly line of said J.P.S. Properties Divarified, Inc. lands, a distance of 162.78 feet to an iron pin found with cap marked G.G. Banning Assoc.;

Thence South 46° 39' 28" West, along a northerly line of said J.P.S. Properties Divarified, Inc. lands, a distance of 63.17 feet to an iron pin found (with cap marked G.G. Banning Assoc.).

Thence North 60° 23' 23" West, along a northerly line of said J.P.S. Properties Divarified, Inc. lands, and passing through the center of a curve, having a radius of 193.43 feet therefrom, a total distance of 183.09 feet to a point in the centerline of Solon Road, 60 feet wide;

Thence North 48° 28' 04" East, along the centerline of Solon Road, (60 feet wide), a distance of 284.85 feet to a point;

Thence South 41° 31' 54" East, along the southerly right of way of Erica Drive, a distance of 113.54 feet to a point, from said point an iron pin was found (marked George A. Hoffman) North 86° 00' 22" East a distance of 0.13 feet;

Thence North 86° 00' 22" East, along the southerly right of way of Erica Drive, a distance of 367.00 feet to an iron pin set at the point of curvature on the westerly right of way of Franklin Park Boulevard (70 feet wide);

Thence along the arc of a curve, deflecting to the right, on the westerly right of way of Franklin Park Boulevard, an arc distance of 47.12 feet to an iron pin set at the westerly right of way of Franklin Park Boulevard, said curve having a radius of 30.00 feet, a central angle of 89° 00' 00" and a chord distance of 45.43 feet which bears South 48° 08' 38" East;

Thence South 03° 09' 38" East, along the southerly right of way of Franklin Park Boulevard, a distance of 135.00 feet to an iron pin set at a point of curvature;

Thence along the arc of a curve, deflecting to the left, on the westerly right of way of Franklin Park Boulevard, an arc distance of 236.89 feet to an iron pin set at the point of reverse curvature, said curve having a radius of 535.00 feet, a central angle of 29° 33' 41" and a chord distance of 236.70 feet which bears North 10° 58' 29" East;

Thence along the arc of a curve, deflecting to the right, on the westerly right of way of Franklin Park Boulevard, an arc distance of 46.00 feet to an iron pin set at the point of reverse curvature, said curve having a radius of 38.50 feet, a central angle of 69° 33' 00" and a chord distance of 43.36 feet which bears South 02° 33' 44" East;

Thence along the arc of a curve, deflecting to the left, on the right of way of Franklin Park Boulevard, an arc distance of 348.38 feet to an iron pin set at the point of reverse curvature, said curve having a radius of 77.50 feet, a central angle of 299° 58' 23" and a chord distance of 113.99 feet which bears North 89° 44' 34" East;

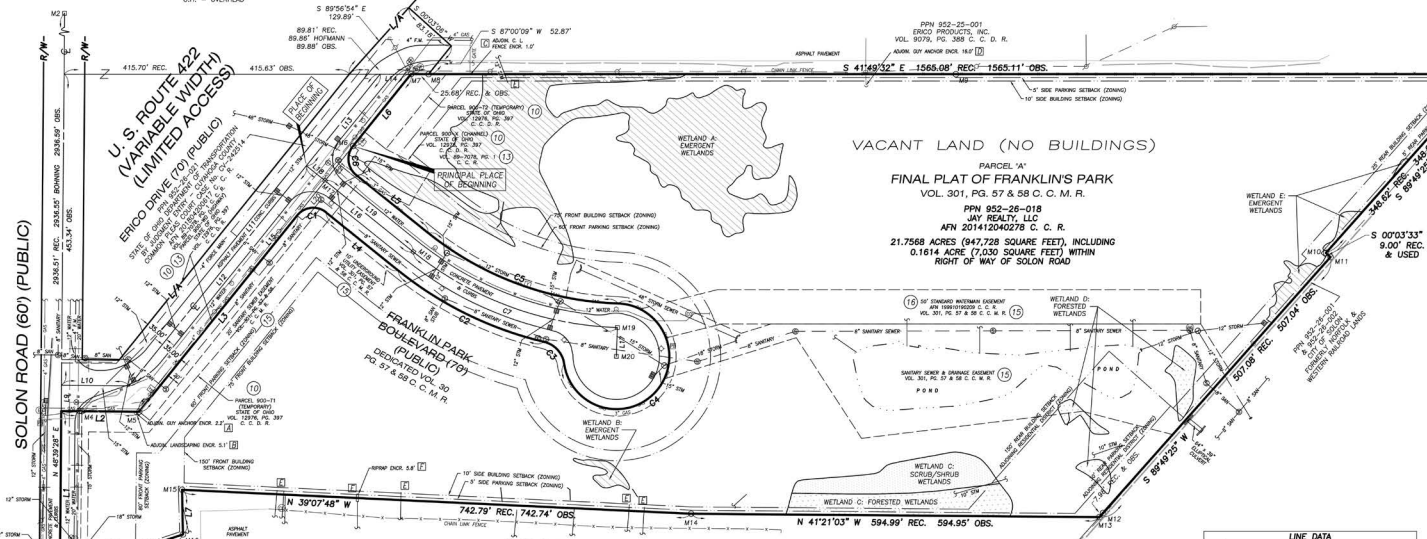
Thence along the arc of a curve, deflecting to the right, on the Easterly right of way of Franklin Park Boulevard, an arc distance of 302.28 feet to an iron pin set at the point of beginning, said curve having a radius of 460.00 feet, a central angle of 33° 00' 00" and a chord distance of 285.09 feet which bears North 21° 39' 38" West;

Thence North 03° 09' 38" West, along the Easterly right of way of Franklin Park Boulevard, a distance of 135.00 feet to an iron pin set at the point of curvature;

Thence along the arc of a curve, deflecting to the right, on the Easterly right of way of Franklin Park Boulevard, an arc distance of 47.12 feet to an iron pin set, said curve having a radius of 30.00 feet, a central angle of 89° 00' 00" and a chord distance of 45.43 feet which bears North 41° 32' 37" East, said pin being on the principal place of beginning and containing 17.28 acres of land be the same or more;

An iron pin set for bearing back use 5/8" diameter and top cap with marking: Lot 7087 and 6435/6458.

Legal description prepared by Kenneth J. Highley, Professional Surveyor 6439 of Highley-Goo and Associates, Inc.



SCHEDULE OF EXISTING MONUMENT CALLS

- M1 1" IRON PIN MON. FD. & USED
- M2 5/8" IRON PIN MON. FD. & USED
- M3 5/8" IRON PIN FD. N. 07°36'24" E. 0.13'
- M4 5/8" IRON PIN IN CONCRETE FD. N. 55°40'04" E. 0.13'
- M5 5/8" IRON PIN IN CONCRETE FD. & USED FOR LINE N. 87°31'28" E. 0.15' REC. & OBS. (C. D. HOFFMAN 6752)
- M6 5/8" IRON PIN FD. S. 79°54'18" E. 0.10' (LEGIBLE TO CAP)
- M7 5/8" IRON PIN IN CONCRETE FD. N. 87°01'54" E. 0.08' & USED FOR LINE (C. D. HOFFMAN 6752)
- M8 5/8" IRON PIN IN CONCRETE FD. N. 48°10'28" E. 0.02' (C. D. HOFFMAN 6752)
- M9 1" IRON PIPE FD. S. 48°10'28" W. 0.13'
- M10 1" IRON PIPE FD. & USED
- M11 1" IRON PIPE FD. & USED FOR LINE (AL EXIST)
- M12 1" IRON PIPE FD. & USED FOR LINE N. 07°36'24" E. 0.13' REC. & OBS. (C. D. HOFFMAN 6752)
- M13 5/8" IRON PIN FD. & USED (C. D. BANNING & ASSOCIATES)
- M14 5/8" IRON PIN FD. & USED (C. D. BANNING & ASSOCIATES)
- M15 5/8" IRON PIN IN CONCRETE FD. N. 07°36'24" E. 0.13' REC. & OBS. (C. D. BANNING & ASSOCIATES)
- M16 5/8" IRON PIN MON. FD. S. 87°51'00" E. 0.08' ("6439 6458")
- M17 5/8" IRON PIN MON. FD. S. 87°51'34" E. 0.08' ("6439 6458")
- M18 5/8" IRON PIN MON. FD. S. 87°51'34" E. 0.08' ("6439 6458")
- M19 5/8" IRON PIN MON. FD. S. 87°51'34" E. 0.08' ("6439 6458")
- M20 5/8" IRON PIN MON. FD. S. 87°51'34" E. 0.08' ("6439 6458")

ZONING CLASSIFICATION

According to a Zoning Summary dated July 15, 2020 and prepared by Zoning, Inc., the subject premises is currently zoned R-2, Industrial Manufacturing District, and is subject to the following zoning requirements:

Building Setback Requirements:
 Front: 150 ft. except all other zones specified below.
 Side: Fronting on Anderson Road: 200 ft.
 Lots Fronting on Secondary Roads: 75 ft.

Side: Interior side property line: 10 ft.
 Principal side street: 150 ft.
 Secondary side street: 75 ft.

Rear: Interior rear property line: 25 ft.
 Secondary rear street: 75 ft.
 Rear secondary street: 75 ft.

From Residential Zoning and Uses: 150 ft. to any Single Family or Two Family zoned or UNZoned lot.

Between Structures: 25 ft. between buildings on the same, or adjacent lots.

Parking Setback Requirements:
 Front: 0 ft.
 Side/Rear: Interior: 5 ft.
 Side/Rear: Exterior: 10 ft.
 Principal secondary street: 60 ft.
 Secondary street: 30 ft.
 From Buildings: 10 ft.

Maximum Building Height: 50 ft. above finished ground when adjacent to any nonresidential zoning district 35 ft. when located within 150 ft. of any residentially zoned lot.

Minimum Lot Width: 150 ft. of the building line.

Minimum Open Space: 20%.

Maximum Building Coverage: 40%.

Maximum Impervious Coverage: 80%.

Parking (Maneuvering): one per 1,000 sq. ft. of 1 per each employee for the sum of the 2 largest shifts. Whichever calculation method results in the greatest number of required parking spaces shall apply.

CURVE DATA		CURVE DATA		CURVE DATA	
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.43°	S 47°58'34" E	89°00'00"
C2	535.00'	236.89'	236.71°	S 15°45'24" E	293°33'11"
L3	30.00'	46.00'	43.36°	S 05°43'51" W	69°33'18"
C4	77.00'	348.38'	117.99°	S 89°59'22" E	259°58'24"
C5	465.00'	300.28'	295.09°	N 21°29'34" W	37°00'00"
C6	30.00'	47.12'	42.43°	N 42°01'36" E	89°00'00"
C7	500.00'	322.89'	317.30°	S 21°28'34" E	37°00'00"
L1	N 48°28'28" E	175.66' REC. & USED			
L2	S 41°20'32" E	113.54' REC. & USED			
L3	N 87°01'26" E	136.00' REC. & USED			
L4	S 02°58'34" E	135.00' REC. & USED			
L5	N 02°58'34" W	135.00' REC. & USED			
L6	N 87°01'26" E	134.54' REC. & USED			
L7	S 46°55'12" W	65.17' REC. & USED			
L8	N 60°13'02" W	189.09' REC. & USED			
L9	N 48°28'28" E	175.66' REC. & USED			
L10	S 41°20'32" E	113.54' REC. & USED			
L11	N 87°01'26" E	136.00' REC. & USED			
L12	S 02°58'34" E	135.00' REC. & USED			
L13	N 87°01'26" E	134.54' REC. & USED			
L14	S 46°55'12" W	65.17' REC. & USED			
L15	N 60°13'02" W	189.09' REC. & USED			
L16	N 48°28'28" E	175.66' REC. & USED			
L17	S 41°20'32" E	113.54' REC. & USED			
L18	N 87°01'26" E	136.00' REC. & USED			
L19	S 02°58'34" E	135.00' REC. & USED			
L20	N 87°01'26" E	134.54' REC. & USED			
L21	S 46°55'12" W	65.17' REC. & USED			
L22	N 60°13'02" W	189.09' REC. & USED			
L23	N 48°28'28" E	175.66' REC. & USED			
L24	S 41°20'32" E	113.54' REC. & USED			
L25	N 87°01'26" E	136.00' REC. & USED			
L26	S 02°58'34" E	135.00' REC. & USED			
L27	N 87°01'26" E	134.54' REC. & USED			
L28	S 46°55'12" W	65.17' REC. & USED			
L29	N 60°13'02" W	189.09' REC. & USED			
L30	N 48°28'28" E	175.66' REC. & USED			

ALL CURVE DATA IS RECORD & USED, PER VOL. 301, PG. 57 & 58 C. C. M. R.



21 ACRES FOR SALE

Solon, OH 44139

MICRO AERIAL



21 ACRES FOR SALE

Solon, OH 44139

MACRO AERIAL

