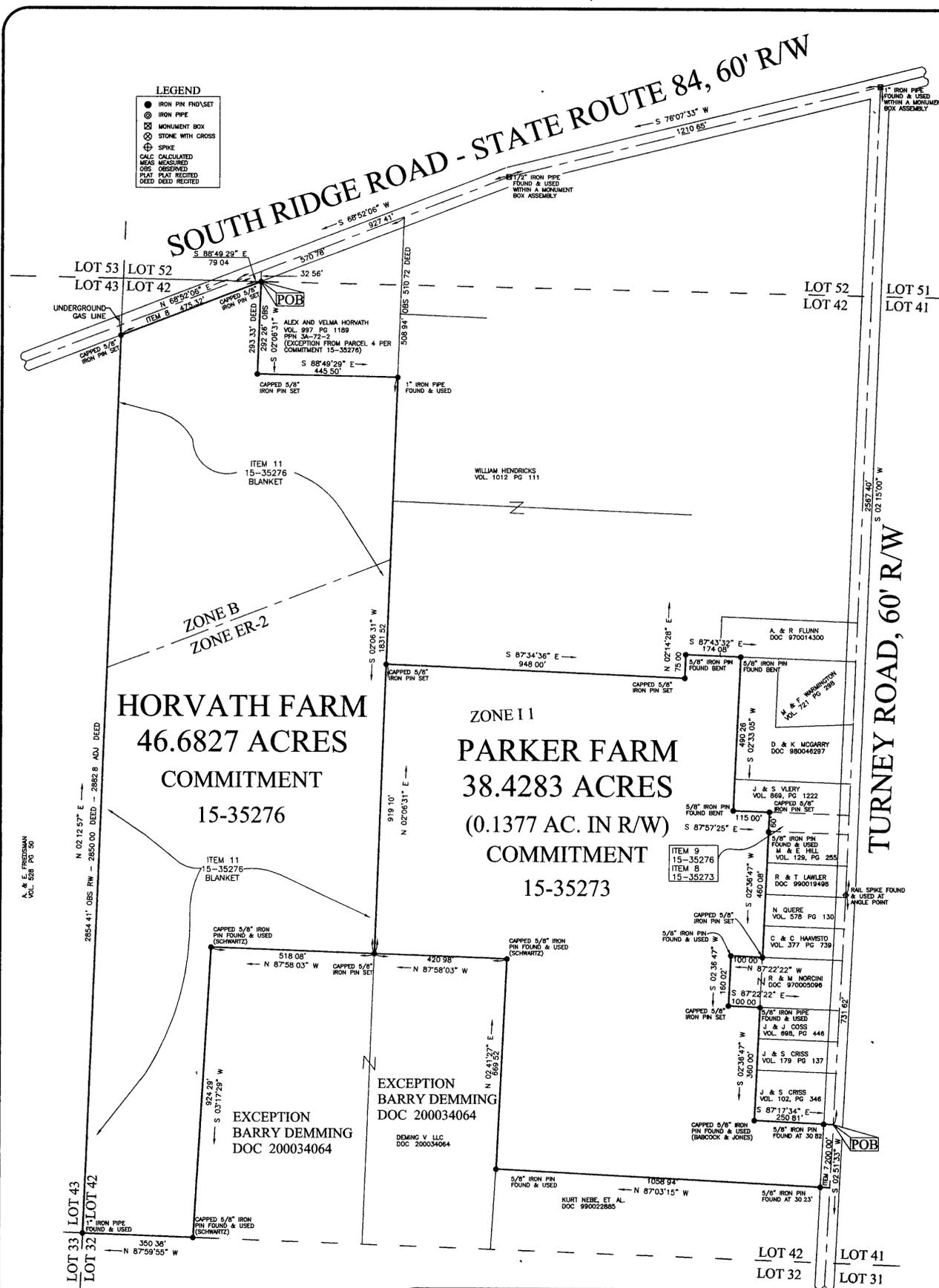


3A-71-1, 21, 22, 23  
3A-71-19



**LEGEND**

- IRON PIN FOUND
- ⊗ IRON PIPE
- ⊕ MONUMENT BOX
- ⊗ STONE WITH CROSS
- ⊕ SPIKE
- CALC. CALCULATED
- MEAS. MEASURED
- OBS. OBSERVED
- PLAT. PLAT. REC'D
- DEED. DEED REC'D

**LEGAL DESCRIPTION**  
**HORVATH FARM - 15-35276**

ALL THAT CERTAIN LANDS SITUATE IN LOT 42, PERRY TOWNSHIP, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO, A RESURVEY OF THE LANDS REMAINING TO THE LAKE COUNTY NURSERY EXCHANGE, INC., AS RECORDED IN DEED VOLUME 40 PAGE 793, IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED:

BEGINNING AT A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE WEST LINE OF LANDS TO ALEX AND VELMA HORVATH, AS RECORDED IN DEED VOLUME 997 PAGE 1189, IN THE SOUTH LINE OF LOT 52, AT ITS INTERSECTION WITH THE SOUTH LINE OF SOUTH RIDGE ROAD (STATE ROUTE 84) (60 FEET WIDE) SAID POINT BEING LOCATED BY THE FOLLOWING (3) COURSES FROM A 1" IRON PIPE FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE CENTERLINE INTERSECTION OF TURNEY ROAD, WITH SAID SOUTH RIDGE ROAD, SOUTH 76°-07'-33" WEST, A DISTANCE OF 1210.65 FEET TO A 1/2" IRON PIPE FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING AN ANGLE POINT IN SOUTH RIDGE ROAD, SOUTH 88°-49'-29" WEST, A DISTANCE OF 927.41 FEET TO MARK A POINT AT THE CENTERLINE INTERSECTION OF THE SOUTH LINE OF LOT 52, MARKING THE MOST NORTHWEST CORNER TO SAID HORVATH, AND SOUTH 88°-49'-29" EAST, A DISTANCE OF 79.04 FEET

THENCE, THE FOLLOWING (8) COURSES AND DISTANCES: SOUTH 02°-06'-31" WEST ALONG THE WEST LINE TO SAID A. AND V. HORVATH, A DISTANCE OF 292.26 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE SOUTHWEST CORNER THEREOF

THENCE, SOUTH 88°-49'-29" EAST, ALONG THE SOUTH LINE TO SAID A. AND V. HORVATH, A DISTANCE OF 445.50 FEET TO A 1" IRON PIPE FOUND TO MARK A POINT AT THE SOUTHEAST CORNER THEREOF, IN THE WEST LINE OF LANDS TO WILLIAM HENDRICKS, AS RECORDED IN DEED VOLUME 1012 PAGE 111

THENCE, SOUTH 02°-06'-31" WEST, ALONG THE WEST LINE OF SAID W. HENDRICKS, A DISTANCE OF 1831.52 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE NORTH LINE OF LANDS TO DEMING V, LLC AS RECORDED IN DOCUMENT #200034064

THENCE, NORTH 87°-58'-03" WEST, ALONG THE NORTH LINE TO SAID DEMING, A DISTANCE OF 518.08 FEET TO A CAPPED 5/8" IRON PIN FOUND ("SCHWARTZ") TO MARK A POINT AT THE NORTHWEST CORNER THEREOF

THENCE, SOUTH 03°-17'-29" WEST, ALONG THE WEST LINE TO SAID DEMING, A DISTANCE OF 924.29 FEET TO A CAPPED 5/8" IRON PIN FOUND ("SCHWARTZ") TO MARK A POINT AT THE SOUTHWEST CORNER THEREOF IN THE NORTH LINE OF LOT 32

THENCE, NORTH 87°-59'-50" WEST, ALONG THE LINE COMMON TO LOTS 32, 42, AND 43, A DISTANCE OF 350.38 FEET TO A 1" IRON PIPE FOUND TO MARK THE CORNER COMMON TO LOTS 32, 33, 42, AND 43

THENCE, NORTH 02°-12'-57" EAST, ALONG THE LINE COMMON TO LOTS 43 AND 42, A DISTANCE OF 2854.41 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE SOUTH LINE OF SOUTH RIDGE ROAD

THENCE, NORTH 88°-52'-08" EAST, ALONG THE SOUTH LINE OF SOUTH RIDGE ROAD, A DISTANCE OF 475.32 FEET TO THE POINT AND PLACE OF BEGINNING SAID LAND CONTAINING 46.6827 ACRES AS SURVEYED AND DESCRIBED IN APRIL 2001 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2735 BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF SOUTH RIDGE ROAD, NORTH 88°-52'-08" EAST

**LEGAL DESCRIPTION**  
**PARKER FARM - 15-35273**

ALL THAT CERTAIN LANDS SITUATE IN LOT 42, PERRY TOWNSHIP, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO, A RESURVEY OF THE LANDS REMAINING TO LAKE COUNTY NURSERY EXCHANGE, INC., AS RECORDED IN DEED VOLUME 40 PAGE 793 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED:

BEGINNING AT A POINT TO MARK THE SOUTHEAST CORNER OF LANDS TO J AND S CRISS, AS RECORDED IN DEED VOLUME 102 PAGE 346, IN THE CENTERLINE OF TURNEY ROAD (60 FEET WIDE) SAID POINT BEING LOCATED BY THE FOLLOWING (2) COURSES AND DISTANCES, FROM A 1" IRON PIPE FOUND WITHIN A MONUMENT BOX ASSEMBLY, MARKING THE CENTERLINE INTERSECTION OF SOUTH RIDGE ROAD, WITH SAID TURNEY ROAD, SOUTH 02°-15'-00" WEST, A DISTANCE OF 2667.40 FEET TO A 1/2" IRON PIPE FOUND TO MARK AN ANGLE POINT, AND SOUTH 02°-51'-33" WEST, A DISTANCE OF 731.62 FEET

THENCE, THE FOLLOWING (16) COURSES AND DISTANCES: SOUTH 02°-51'-33" WEST, ALONG THE CENTERLINE OF TURNEY ROAD, A DISTANCE OF 200.00 FEET TO MARK A POINT AT THE NORTHEAST CORNER OF LANDS TO KURT NEBE ET AL., AS RECORDED IN DOCUMENT #990022885

THENCE, NORTH 87°-03'-15" WEST, (THRU A 5/8" IRON PIN FOUND AT 302.23 FEET) ALONG THE NORTH LINE TO SAID KURT NEBE, ET AL., A TOTAL DISTANCE OF 1058.94 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT IN THE EAST LINE OF LANDS TO DEMING V, LLC., AS RECORDED IN DOCUMENT #200034064

THENCE, NORTH 02°-41'-27" EAST, ALONG THE EAST LINE TO SAID DEMING A DISTANCE OF 669.52 FEET TO A CAPPED 5/8" IRON PIN FOUND "SCHWARTZ" TO MARK A POINT AT THE NORTHEAST CORNER THEREOF

THENCE, NORTH 87°-58'-03" WEST, ALONG THE NORTH LINE TO SAID DEMING V, LLC., A DISTANCE OF 420.98 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT

THENCE, NORTH 02°-06'-31" EAST, A DISTANCE OF 919.10 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO WILLIAM HENDRICKS AS RECORDED IN DEED VOLUME 1012 PAGE 111

THENCE, SOUTH 87°-34'-36" EAST, ALONG THE SOUTH LINE TO SAID HENDRICKS, A DISTANCE OF 948.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT

THENCE, NORTH 02°-14'-28" EAST, A DISTANCE OF 75.00 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT IN THE SOUTH LINE OF LANDS TO SAID WILLIAM HENDRICKS

THENCE, SOUTH 87°-43'-32" EAST, WITH THE SOUTH LINE OF HENDRICKS, A DISTANCE OF 174.08 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT IN THE SOUTH LINE OF LANDS TO A. AND R. FLINN, AS RECORDED IN DOCUMENT #970014300, WITH A NORTHWEST CORNER OF LANDS TO D. AND K. MCGARRY, AS RECORDED IN DOCUMENT #980046297

THENCE, SOUTH 02°-33'-05" WEST, A DISTANCE OF 490.26 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO J AND S VLERY, AS RECORDED IN DEED VOLUME 869 PAGE 1222

THENCE, SOUTH 87°-57'-25" EAST, ALONG THE SOUTH LINE OF VLERY, A DISTANCE OF 115.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE NORTHWEST CORNER OF LANDS TO M AND E HILL, AS RECORDED IN DEED VOLUME 129 PAGE 255

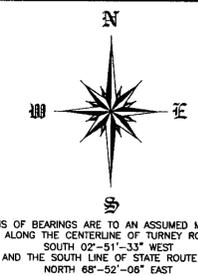
THENCE, SOUTH 02°-36'-47" WEST, A DISTANCE OF 460.08 FEET TO A 5/8" IRON PIN SET TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO R AND M NORCINI AS RECORDED IN DEED VOLUME 377 PAGE 739 IN THE NORTH LINE OF LANDS TO R AND M NORCINI AS RECORDED IN DOCUMENT #970005096

THENCE, NORTH 87°-22'-22" WEST, WITH THE NORTH LINE TO SAID R AND M NORCINI A DISTANCE OF 100.00 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE NORTHWEST CORNER THEREOF

THENCE, SOUTH 02°-36'-47" WEST, ALONG THE WEST LINE TO SAID NORCINI, A DISTANCE OF 160.02 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE SOUTHWEST CORNER THEREOF

THENCE, SOUTH 87°-22'-22" EAST ALONG THE SOUTH LINE OF NORCINI, A DISTANCE OF 100.00 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE NORTHWEST CORNER OF LANDS TO J AND J COSS, AS RECORDED IN DEED VOLUME 698 PAGE 446

THENCE, SOUTH 02°-36'-47" WEST, A DISTANCE OF 360.00 FEET TO A CAPPED 5/8" IRON PIN FOUND "BARCOCK-JONES" TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO J AND S CRISS, AS RECORDED IN DEED VOLUME 102 PAGE 346 THENCE, SOUTH 87°-17'-34" EAST (THRU A 5/8" IRON PIN FOUND AT 219.99 FEET), ALONG THE SOUTH LINE OF LANDS TO SAID CRISS, A TOTAL DISTANCE OF 250.81 FEET TO THE POINT AND PLACE OF BEGINNING SAID LAND CONTAINING 38.4283 ACRES AS SURVEYED AND DESCRIBED IN APRIL 2001 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2738 BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF TURNEY ROAD, SOUTH 02°-51'-33" WEST



**ALTA / ACSM LAND TITLE SURVEY**  
ALL THAT CERTAIN LANDS SITUATE IN LOT 42, PERRY TOWNSHIP, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO A RESURVEY OF THE LANDS TO THE LAKE COUNTY NURSERY EXCHANGE, INC., AS RECORDED IN DEED VOLUME 40, PAGE 793 IN THE OFFICE OF THE COUNTY RECORDER.

**ZONING INFORMATION**

HORVATH FARM  
ZONE B - COMMERCIAL  
ZONE ER-2 - STATE RESIDENTIAL

PARKER FARM  
ZONE 11 - LIGHT INDUSTRIAL

**STATEMENT OF ENCROACHMENTS**

THERE ARE NO APPARENT ENCROACHMENTS

**FLOOD NOTE**

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 35 OF 75 COMMUNITY PANEL NUMBER 390771 0035C, WITH AN EFFECTIVE DATE OF JANUARY 2, 1981 THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING

**SCHEDULE B - MIDLAND TITLE SECURITY, INC., COMMITMENT NO 15-35276 HORVATH FARM**

ITEM NO	DESCRIPTION	RECORDING INFORMATION	AFFECTS PROPERTY
ITEM 8	CENTERLINE NOTE RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THIS PORTION OF THE INSURED LAND WITHIN IN THE BOUNDS OF SOUTH RIDGE ROAD		AS SHOWN
ITEM 9	EASEMENT CONTAINED IN DOCUMENT FROM LAKE COUNTY NURSERY EXCHANGE, INC. AN OHIO CORP. TO GORDON H. HANRELL	VOL. 796 PG. 77	AS SHOWN
ITEM 10	RESTRICTIONS CONTAIN IN DOCUMENT FROM LAKE COUNTY NURSERY EXCHANGE, INC. AN OHIO CORP. TO GORDON H. HANRELL	VOL. 68 PG. 1008	AS DESCRIBED IN DEED
ITEM 11	RIGHT OF WAY IMPOSED BY SEPARATE INSTRUMENT FROM LAKE COUNTY NURSERY EXCHANGE, INC. TO WING RESOURCES, LLC	VOL. 9 PG. 450	BLANKETS PARCEL AS SHOWN
	THE ABOVE RIGHT OF WAY WAS REFILED (DUE TO BOUNDARY CORRECTIONS - TRACT 4)	VOL. 40 PG. 793	BLANKETS PARCEL AS SHOWN

**SCHEDULE B - MIDLAND TITLE SECURITY, INC., COMMITMENT NO 15-35273 PARKER FARM**

ITEM NO	DESCRIPTION	RECORDING INFORMATION	AFFECTS PROPERTY
ITEM 7	CENTERLINE NOTE, RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THIS PORTION OF THE INSURED LAND WITHIN IN THE BOUNDS OF SOUTH RIDGE ROAD		AS SHOWN
ITEM 8	EASEMENT CONTAINED IN DEED FROM JAMES A. PARKER AND GRACE L. PARKER TO LAKE COUNTY NURSERY EXCHANGE, INC.	VOL. 796 PG. 77	AS SHOWN
ITEM 9	RESTRICTIONS CONTAIN IN DOCUMENT FROM LAKE COUNTY NURSERY EXCHANGE, INC. AN OHIO CORP. TO GORDON H. HANRELL	VOL. 62, PG. 1000	AS DESCRIBED IN DEED

**CERTIFICATION**

TO  
Lake County Nursery, Inc  
Midland Title Security, Inc  
State Bank and Trust Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999 Pursuant to the Accuracy Standard as adopted by the ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further states that

the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys of a RURAL SURVEY

This survey was prepared for the exclusive use of the person or entity named in this certificate and does not extend to any unnamed person or entity without an express recertification by the surveyor naming said person or entity

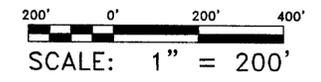
Date 4-30-01

Timothy E. Stocker, P.S. 7245

STATE OF OHIO  
TIMOTHY E. STOCKER  
No. 7245  
REGISTERED PROFESSIONAL SURVEYOR

THE RECORD DOCUMENTS NOTED ON THIS PLAT OF SURVEY ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS DETERMINED BY MIDLAND TITLE SECURITY, INC., AND SET FORTH IN COMMITMENT NO 15-35273 AND 15-35276 DATED MARCH 15, 2001 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY

CRABBS' SURVEYING SERVICE MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT TO SURVEYED PROPERTY



DATE OF ORIGINAL APRIL 21, 2001  
REVISION \_\_\_\_\_ DATE \_\_\_\_\_, 2001  
REVISION \_\_\_\_\_ DATE \_\_\_\_\_, 2001

CHK. T. STOCKER  
DRN. S. LOVEJOY  
REV.

PROJECT ADDRESS  
TURNEY ROAD & STATE ROUTE 84  
PERRY, OHIO

PROJECT NAME  
ALTA/ACSM LAND TITLE SURVEY

PROJECT LOCATION  
LAKE COUNTY, OHIO

PREPARED FOR  
LAKE COUNTY NURSERY EXCHANGE, INC.  
&  
MIDLAND TITLE SECURITY, INC.  
&  
STATE BANK & TRUST COMPANY

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:  
U.S. SURVEYOR  
CRABBS' SURVEYING SERVICE  
10 WEST BIRCH STREET, SUITE 101  
FAIRBANKS, OH 44077  
1-800-488-3968

JOB NUMBER 2738 & 2375  
COMMITMENT NO 15-35273 & 15-35276

PAGE 1 OF 1