

30 81-10
10-12-18

ALTA / ACSM LAND TITLE SURVEY
 ALL THAT CERTAIN LANDS SITUATE IN LOT 51, PERRY TOWNSHIP,
 TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, AND LOT 5, TRACT 4,
 MADISON TOWNSHIP, TOWNSHIP NUMBER II NORTH, RANGE VI WEST,
 IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE,
 STATE OF OHIO A RESURVEY OF THE LANDS TO THE LAKE COUNTY
 NURSERY EXCHANGE, AS RECORDED IN DEED VOLUME 40, PAGE 793 IN
 THE OFFICE OF THE COUNTY RECORDER



LEGAL DESCRIPTION

ALL THAT CERTAIN LANDS SITUATE IN LOT 51, PERRY TOWNSHIP, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, AND LOT 5, TRACT 4, MADISON TOWNSHIP, TOWNSHIP NUMBER II NORTH, RANGE VI 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 FURTHER DESCRIBED

BEGINNING AT A POINT TO MARK THE SOUTHEAST CORNER OF LAND TO KENNETH SPALLER AS RECORDED IN DOCUMENT #960048863, IN THE CENTERLINE OF SOUTH RIDGE ROAD (ST RT 84) (60 FEET WIDE) SAID POINT BEING LOCATED FROM A 1" IRON PIPE FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK A POINT AT THE CENTERLINE INTERSECTION OF TURNEY ROAD, WITH SAID SOUTH RIDGE ROAD, SAID POINT ALSO BEING IN THE WEST LINE OF LOT 51, NORTH 77°-33'-30" EAST) A DISTANCE OF 1564.91 FEET

THENCE, THE FOLLOWING (5) COURSES AND DISTANCES NORTH 02°-12'-33" EAST (THRU A 5/8" IRON PIN FOUND AT 30.95 FEET) ALONG THE EAST LINE TO SAID K. SPALLER, A TOTAL DISTANCE OF 1624.03 FEET TO A 1" GAS PIPE FOUND TO MARK A POINT AT THE NORTHEAST CORNER THEREOF, IN THE SOUTH LINE OF THE FORMER PAINESVILLE, FAIRPORT, AND EAST RAILROAD COMPANY, AS RECORDED IN DEED VOLUME 699 PAGE 436

THENCE, NORTH 77°-55'-33" EAST, WITH THE SOUTH LINE TO SAID RAILWAY, (THRU A CAPPED 5/8" IRON PIN SET AT 25.15 FEET) A TOTAL DISTANCE OF 950.57 FEET TO MARK A POINT IN THE CENTERLINE OF TOWNLINE ROAD (50 FEET WIDE)

THENCE, SOUTH 05°-47'-15" EAST, WITH THE CENTERLINE OF TOWNLINE ROAD, A DISTANCE OF 1559.34 FEET TO MARK A POINT AT THE CENTERLINE INTERSECTION OF TOWNLINE ROAD, WITH SOUTH RIDGE ROAD

THENCE, SOUTH 68°-27'-58" WEST, ALONG THE CENTERLINE OF SOUTH RIDGE ROAD, A DISTANCE OF 103.10 FEET TO A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY, MARKING AN ANGLE POINT IN THE CENTERLINE OF SOUTH RIDGE ROAD

THENCE, SOUTH 77°-33'-30" WEST, ALONG THE CENTERLINE OF SOUTH RIDGE ROAD, A DISTANCE OF 1078.82 FEET TO THE POINT AND PLACE OF BEGINNING SAID LAND CONTAINING A TOTAL OF 38.3293 ACRES OF WHICH 4.6415 ACRES ARE IN MADISON TOWNSHIP AS SURVEYED AND DESCRIBED BY TIMOTHY E. STOCKER P.S. 7245, CRABBS' SURVEYING ORDER 2734 BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SOUTH RIDGE ROAD, NORTH 77°-33'-30" EAST

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

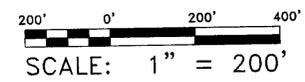
STATEMENT OF ENCROACHMENTS

THERE ARE NO APPARENT ENCROACHMENTS

ZONING INFORMATION

PERRY
 R - RESIDENTIAL

MADISON
 A-1 AGRICULTURE
 100' MINIMUM FRONTAGE
 FRONT YARD 40' FROM R/W
 SIDE YARD 40'
 SIDEYARD 15' ON ANY ONE SIDE WITH A SUM
 TOTAL OF 35'



DATE OF ORIGINAL APRIL 22, 2001
 REVISION _____ DATE _____, 2001
 REVISION _____ DATE _____, 2001

CERTIFICATION

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

This is to certify that this map or plot 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 and/or said person or entity

Date 4-30-01

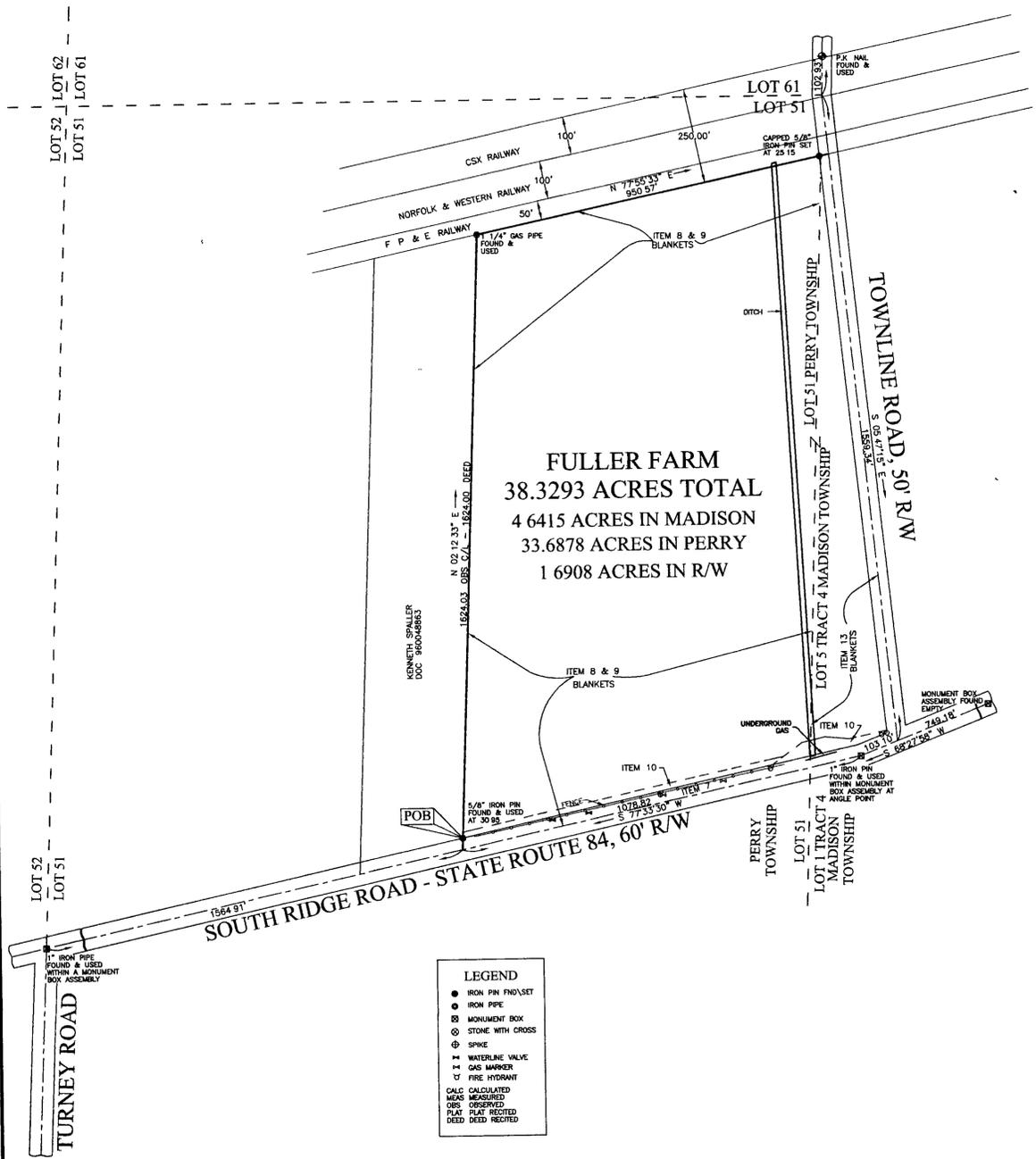
Timothy E. Stocker, P.S. 7245

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 15-35265 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

SCHEDULE B - MIDLAND TITLE SECURITY, INC., COMMITMENT NO 15-35265

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 THAT PORTION OF THE INSURED LAND WITHIN THE BOUNDS OF SOUTH RIDGE ROAD		AS SHOWN
ITEM 8	OIL AND GAS LEASE BETWEEN L. GAGE BOOTH AND VIKING RESOURCES CORPORATION	VOL 27, PG 404	DOES NOT APPLY
ITEM 9	RIGHT OF WAY BETWEEN LAKE COUNTY NURSERY EXCHANGE, INC. (BY JAMES ZAMPINO, PRESIDENT) AND VIKING RESOURCES CORPORATION	VOL 9 PG 455	BLANKETS PARCEL AS SHOWN
ITEM 10	EASEMENT CONTAINED IN THE DOCUMENT FROM LAKE COUNTY NURSERY EXCHANGE, INC. TO BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO	VOL 359 PG 1201	AS SHOWN



CHK T. STOCKER
 DRN S. LOVEJOY
 REV
 PAGE 1 OF 1

PROJECT ADDRESS
 SOUTH RIDGE ROAD & TOWNLINE ROAD
 MADISON & PERRY, OHIO

JOB NUMBER 2734
 COMMITMENT NO 15-35265

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
 PAINESVILLE, OH 44077
 1-800-488-3968