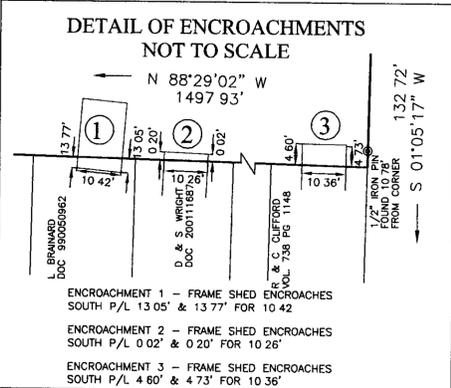


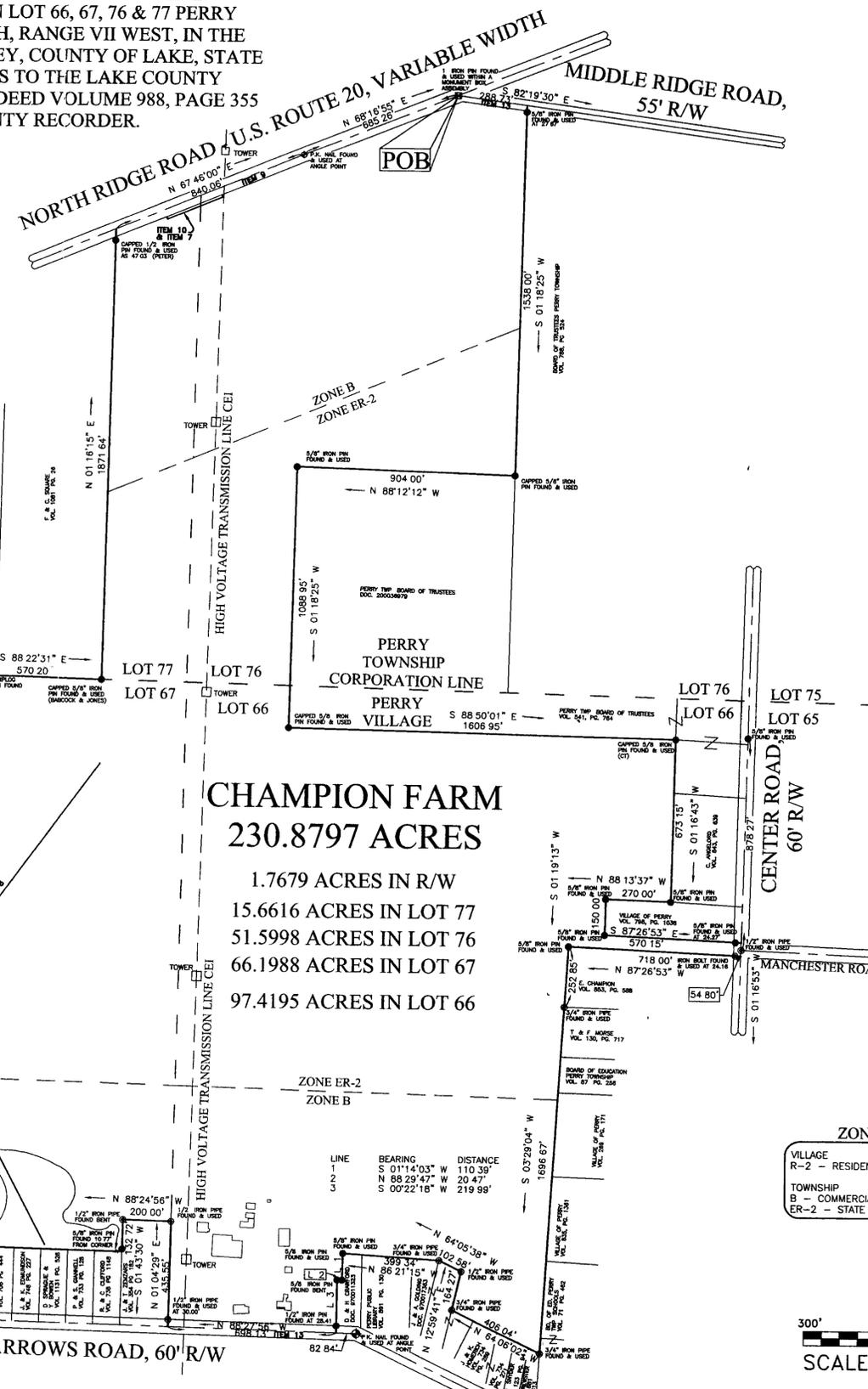
4A-25-1  
 4A-36-1, 19, 20, 21, 27  
 3A-37-1, 2, 3  
 3A-29-7

# ALTA / ACSM LAND TITLE SURVEY

ALL THAT CERTAIN LANDS SITUATE IN LOT 66, 67, 76 & 77 PERRY VILLAGE, 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, AS RECORDED IN DEED VOLUME 988, PAGE 355 IN THE OFFICE OF THE COUNTY RECORDER.



- LEGEND**
- IRON PIN FND/SET
  - ⊗ IRON PIPE
  - ⊠ MONUMENT BOX
  - ⊙ STONE WITH CROSS
  - ⊕ SPIKE
  - ⊖ WATERLINE VALVE
  - ⊗ GAS LINE VALVE
  - ⊙ FIRE HYDRANT
  - ⊖ TELE & ELEC POLE
  - ⊙ CALC. CALCULATED
  - ⊖ MEAS. MEASURED
  - ⊙ OBS. OBSERVED
  - ⊖ PLAT. PLAT RECITED
  - ⊙ DEED. DEED RECITED



**CHAMPION FARM**  
 230.8797 ACRES  
 1.7679 ACRES IN R/W  
 15.6616 ACRES IN LOT 77  
 51.5998 ACRES IN LOT 76  
 66.1988 ACRES IN LOT 67  
 97.4195 ACRES IN LOT 66

### LEGAL DESCRIPTION

ALL THAT CERTAIN LANDS SITUATE IN LOTS 66, 67, 76, AND 77, IN THE VILLAGE AND TOWNSHIP OF PERRY, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY AND COMBINING OF THE LANDS TO THE LAKE COUNTY NURSERY EXCHANGE, INC., AS RECORDED IN DEED VOLUME 988 PAGE 355 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE CENTERLINE INTERSECTION OF NORTH RIDGE ROAD (65 FEET WIDE) WITH MIDDLE RIDGE ROAD (65 FEET WIDE);

THENCE, THE FOLLOWING (31) COURSES AND DISTANCES: SOUTH 82°19'30" EAST ALONG THE CENTERLINE OF MIDDLE RIDGE ROAD, A DISTANCE OF 288.73 FEET TO MARK A POINT AT THE NORTHWEST CORNER OF LANDS TO THE PERRY TOWNSHIP BOARD OF TRUSTEES, AS RECORDED IN DEED VOLUME 788 PAGE 524

THENCE, SOUTH 01°18'25" WEST (THRU A 5/8" IRON PIN FOUND AT 27.67 FEET), ALONG THE WEST LINE TO SAID PERRY TOWNSHIP, A DISTANCE OF 1538.00 FEET TO A CAPPED 5/8" IRON PIN FOUND TO MARK A POINT

THENCE, NORTH 88°12'12" WEST, WITH A NORTH LINE TO SAID PERRY TOWNSHIP TRUSTEES A DISTANCE OF 904.00 FEET TO A CAPPED 5/8" IRON PIN FOUND TO MARK A NORTHWEST CORNER TO SAID PERRY TOWNSHIP

THENCE, SOUTH 01°18'25" WEST, ALONG THE WEST LINE OF LANDS TO THE TRUSTEES, AND RECORDED IN DOCUMENT #200036978, A DISTANCE OF 1088.95 FEET TO A CAPPED 5/8" IRON PIN FOUND TO MARK A SOUTHWEST CORNER OF LANDS TO SAID PERRY TRUSTEES AND RECORDED IN DEED VOLUME 541 PAGE 764

THENCE, SOUTH 88°50'01" EAST, ALONG THE SOUTH LINE OF LANDS TO THE PERRY TOWNSHIP BOARD OF TRUSTEES, RECORDED IN DEED VOLUME 541 PAGE 764, A DISTANCE OF 1608.95 FEET TO A CAPPED 5/8" IRON PIN FOUND "CIT" IN THE WEST LINE OF LANDS TO C. ANGELORO, AS RECORDED IN DEED VOLUME 643 PAGE 639

THENCE, SOUTH 01°16'43" WEST, A DISTANCE OF 673.15 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT IN THE NORTH LINE OF LANDS TO THE VILLAGE OF PERRY, AS RECORDED IN DEED VOLUME 798 PAGE 1038

THENCE, NORTH 88°13'37" WEST, A DISTANCE OF 270.00 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE NORTHWEST CORNER TO SAID VILLAGE OF PERRY

THENCE, SOUTH 01°19'13" WEST, ALONG THE WEST LINE TO THE VILLAGE OF PERRY, A DISTANCE OF 150.00 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO THE VILLAGE OF PERRY

THENCE, SOUTH 87°26'53" EAST (THRU A 5/8" IRON PIN FOUND AT 545.88 FEET), ALONG THE SOUTH LINE TO THE VILLAGE OF PERRY, A TOTAL DISTANCE OF 570.15 FEET TO MARK A POINT AT THE SOUTHWEST CORNER THEREOF, IN THE CENTERLINE OF CENTER STREET (60 FEET WIDE)

THENCE, SOUTH 01°16'53" WEST (THRU A 1/2" IRON PIPE AT 29.90 FEET) ALONG THE CENTERLINE OF CENTER STREET A DISTANCE OF 54.80 FEET TO MARK A POINT AT THE NORTHEAST CORNER OF LANDS TO E. CHAMPION AS RECORDED IN DEED VOLUME 853 PAGE 588

THENCE, SOUTH 87°26'53" EAST (THRU A 5/8" IRON PIN FOUND AT 545.88 FEET), ALONG THE SOUTH LINE TO THE VILLAGE OF PERRY, A TOTAL DISTANCE OF 570.15 FEET TO MARK A POINT AT THE SOUTHWEST CORNER THEREOF, IN THE CENTERLINE OF CENTER STREET (60 FEET WIDE)

THENCE, NORTH 87°26'53" WEST (THRU AN IRON BOLT FOUND AT 24.16 FEET) ALONG THE NORTH LINE TO SAID CHAMPION A TOTAL DISTANCE OF 718.00 FEET

THENCE, SOUTH 03°29'04" WEST (THRU A 3/4" IRON PIPE FOUND AT 252.84 FEET) ALONG THE LANDS TO THE VILLAGE OF PERRY AND BOARD OF EDUCATION A TOTAL DISTANCE OF 1696.67 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT AT THE NORTHEAST CORNER OF LANDS TO D. BREWSTER, AS RECORDED IN DEED VOLUME 881 PAGE 813

THENCE, NORTH 64°06'02" WEST, A DISTANCE OF 406.04 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT AT A NORTH CORNER OF LANDS TO J. AND A. GOLDING, AS RECORDED IN DOCUMENT #970017383

THENCE, NORTH 12°59'41" EAST, A DISTANCE OF 164.27 FEET TO A 1/2" IRON PIPE FOUND TO MARK A NORTHEAST CORNER TO SAID GOLDING, AS RECORDED IN DEED VOLUME 354 PAGE 182

THENCE, NORTH 64°05'38" WEST, ALONG THE NORTH LINE TO SAID GOLDING, A DISTANCE OF 102.58 FEET, TO A 3/4" IRON PIPE FOUND TO MARK A POINT IN THE NORTH LINE TO SAID GOLDING

THENCE, NORTH 86°21'15" WEST, WITH THE NORTH LINE OF GOLDING, AND THE PERRY PUBLIC LIBRARY AS RECORDED IN DEED VOLUME 891 PAGE 130, A DISTANCE OF 399.34 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE NORTHWEST CORNER OF LANDS TO D. AND H. CRAWFORD, AS RECORDED IN DOCUMENT #970011323 THENCE SOUTH 01°14'03" WEST ALONG THE WEST LINE OF CRAWFORD A DISTANCE OF 110.39 FEET TO A 5/8" IRON PIN FOUND

THENCE, NORTH 88°29'47" WEST, A DISTANCE OF 20.47 FEET TO A 5/8" IRON PIN FOUND

THENCE, SOUTH 00°22'18" WEST (THRU A 1/2" IRON PIPE FOUND AT 191.58 FEET) ALONG THE WEST LINE OF CRAWFORD, A TOTAL DISTANCE OF 219.99 FEET TO MARK A POINT AT THE SOUTHWEST CORNER THEREOF IN THE CENTERLINE OF NARROWS ROAD (60 FEET WIDE)

THENCE, NORTH 88°27'56" WEST, WITH THE CENTERLINE OF NARROWS ROAD A DISTANCE OF 698.13 FEET TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO J. AND T. ZEMZARS, AS RECORDED IN DEED VOLUME 354 PAGE 182

THENCE, NORTH 01°04'29" EAST (THRU A 1/2" IRON PIPE FOUND AT 30.00 FEET) ALONG THE EAST LINE OF ZEMZARS A TOTAL DISTANCE OF 435.55 FEET TO A 1/2" IRON PIPE FOUND TO MARK A POINT AT THE NORTHEAST CORNER THEREOF

THENCE, NORTH 88°24'56" WEST, ALONG THE NORTH LINE OF SAID ZEMZARS, A DISTANCE OF 200.00 FEET TO A 1/2" IRON PIPE FOUND TO MARK A POINT AT THE NORTHWEST CORNER TO SAID ZEMZARS

THENCE, SOUTH 01°04'30" WEST ALONG THE WEST LINE OF ZEMZARS (THRU A 5/8" PIN FOUND AT 121.95 FEET), A TOTAL DISTANCE OF 132.72 FEET TO MARK A POINT AT THE NORTHEAST CORNER OF LANDS TO R. AND C. CLIFFORD AS RECORDED IN DEED VOLUME 738 PAGE 1148

THENCE, NORTH 88°29'02" WEST, A DISTANCE OF 1497.87 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE NORTHWEST CORNER OF LANDS TO A. AND K. KEOUGH, AS RECORDED IN DEED VOLUME 365 PAGE 242

THENCE, NORTH 01°33'38" EAST, ALONG THE PERRY VILLAGE AND TOWNSHIP CORPORATION LINE, A DISTANCE OF 916.22 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT

THENCE, SOUTH 88°38'15" EAST ALONG THE CORPORATION LINE A DISTANCE OF 753.84 FEET TO A STONE FOUND

THENCE, NORTH 01°33'38" EAST, ALONG THE CORPORATION LINE, A DISTANCE OF 1457.20 FEET TO A STONE PUMP/POLE FOUND TO MARK A POINT IN THE LINE COMMON TO LOTS 77 AND 67, IN THE SOUTH LINE OF LANDS TO O. AND G. LEDFORD, AS RECORDED IN DEED VOLUME 815 PAGE 15

THENCE, SOUTH 88°22'31" EAST, ALONG THE SOUTH LINE OF LANDS TO LEDFORD, WITH THE SOUTH LINE OF LANDS TO F. AND C. SQUARE, AS RECORDED IN DEED VOLUME 1081 PAGE 26, A DISTANCE OF 570.20 FEET TO A CAPPED 5/8" IRON PIN FOUND "BARBOCK - JONES" TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO SAID SQUARE

THENCE, NORTH 01°16'15" EAST, (THRU A 1/2" IRON PIN FOUND "PETERS" AT 1824.61 FEET) ALONG THE EAST LINE OF LANDS TO SAID SQUARE, A TOTAL DISTANCE OF 1871.64 FEET TO MARK A POINT AT THE NORTHEAST CORNER THEREOF, IN THE CENTERLINE OF NORTH RIDGE ROAD (60 FEET WIDE)

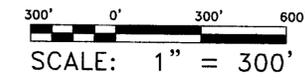
THENCE, NORTH 67°48'00" EAST, ALONG THE CENTERLINE OF NORTH RIDGE ROAD, A DISTANCE OF 840.06 FEET TO A P.K. NAIL FOUND TO MARK AN ANGLE POINT IN SAID CENTERLINE

THENCE, NORTH 68°15'55" EAST, ALONG THE CENTERLINE OF NORTH RIDGE ROAD, A DISTANCE OF 685.26 FEET TO THE POINT AND PLACE OF BEGINNING SAID LAND CONTAINING 230.8797 ACRES, WITH 15.6616 ACRES IN LOT 77, 51.5998 ACRES IN LOT 76, 66.1988 ACRES IN LOT 67, 97.4195 ACRES IN LOT 66 AS SURVEYED AND DESCRIBED IN APRIL 2001 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2731 BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NORTH RIDGE ROAD, NORTH 67°46'00" EAST

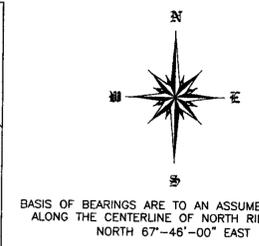
**ZONING INFORMATION**

VILLAGE  
 R-2 - RESIDENTIAL

TOWNSHIP  
 B - COMMERCIAL  
 ER-2 - STATE RESIDENTIAL



DATE OF ORIGINAL, APRIL 25, 2001  
 REVISION \_\_\_\_\_, DATE \_\_\_\_\_, 2001  
 REVISION \_\_\_\_\_, DATE \_\_\_\_\_, 2001



**SCHEDULE B - MIDLAND TITLE SECURITY, INC., COMMITMENT NO 15-35278**

ITEM NO	DESCRIPTION	RECORDING INFORMATION	AFFECTS PROPERTY
ITEM 7	HIGHWAY EASEMENT FROM AN CHAMPION TO THE STATE OF OHIO	VOL. 187 PG. 463	AS SHOWN
ITEM 8	RIGHT OF WAY AGREEMENT BY AND BETWEEN REALTY ENVOY CO AND JOEL A. RUDOLPH AND S. A. SIMMONS, INC.	VOL. 371 PG. 410	AS SHOWN
ITEM 9	ASSIGNMENT & ASSUMPTION OF INTEREST BY JOEL A. RUDOLPH TO C. A. SIMMONS, INC.	VOL. 411 PG. 378	AS SHOWN
ITEM 10	CENTRAL NOTE, RIGHTS OF THE PUBLIC AND OTHERS TO DITCHED THERETO IN AND TO THE USE OF THAT PORTION OF THE INSURED LAND WITHIN THE BOUNDARIES OF MIDDLE RIDGE ROAD, NORTH RIDGE ROAD AND MAIN STREET AND NARROWS ROAD	VOL. 187 PG. 460	AS SHOWN

**FLOOD NOTE**

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 1 OF 1 COMMUNITY PANEL NUMBER 390320B H & I 01, WITH AN EFFECTIVE DATE OF MARCH 22, 1974 THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING

**FLOOD NOTE**

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 9 OF 27 OF 75 COMMUNITY PANEL NUMBER 390771 0009C & 0027C, 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**

ENCROACHMENTS ARE AS SHOWN

**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 named in this certificate

Date 7-25-01

Timothy E. Stocker, PS 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 15-35278 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

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

U.S. SURVEYOR  
**CRABBS' SURVEYING SERVICE**  
 10 WEST ABBEY STREET, SUITE 101  
 PALMISTVILLE, OH 44077  
 1-800-488-3968

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

PROJECT ADDRESS  
 NARROWS RD - RTE 20 - CENTER RD  
 PERRY, OHIO

JOB NUMBER 2731  
 COMMITMENT NO 15-35278

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