

ALTA - ACSM Land Title Survey of P.P.N. 07-A-039-0-00-01-0

Township of Leroy, County of Lake & State of Ohio

Part of Lots 6 & 7 Original Perry Township

February 2006 Scale 1"=200'

ZONING

Zoned "CU" Conditional Use

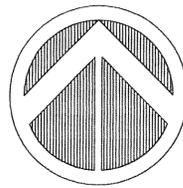
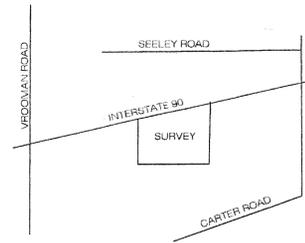
SCHEDULE "B" ITEMS

5. Perpetual Easement to the State of Ohio for Highway purposes, filed for record August 28, 1958 and recorded in Volume 464, Page 191 of Lake County Records. PLOTTED
6. Pipeline Right of Way grant filed to the East Ohio Gas Company filed for record December 4, 1964 and recorded in Volume 107, Page 1125 of Lake County Records. AFFECTS SUBJECT PROPERTY BUT IS BLANKET IN NATURE OVER THE PROPERTY AND THEREFORE CANNOT BE PLOTTED.
7. Pipeline Right of Way grant filed to the East Ohio Gas Company filed for record December 4, 1964 and recorded in Volume 116, Page 1081 of Lake County Records. DOES NOT AFFECT ON SUBJECT PROPERTY.
8. Pipeline Right of Way grant filed to the East Ohio Gas Company filed for record December 4, 1964 and recorded in Volume 116, Page 1081 of Lake County Records. DOES NOT AFFECT ON SUBJECT PROPERTY.
9. (a) Right of Way Agreement to POI Energy Inc., filed for record March 12, 1984 in Volume 94, Page 1345 of Lake County Records.
(b) Re-record on April 17, 1985 in Volume 144, Page 1044 of Lake County Records.
THIS DESCRIPTION IS AMBIGUOUS AND THE EXACT LOCATION CANNOT BE ASCERTAINED. THEREFORE IT IS NOT PLOTTED.
10. Old tax map 07-A-040 show a 0.30 acre easement to the State of Ohio, (nothing found of record as to the above mentioned 0.30 acre easement), subject to possible unrecorded easement to the State of Ohio as shown on the above tax map. PLOTTED

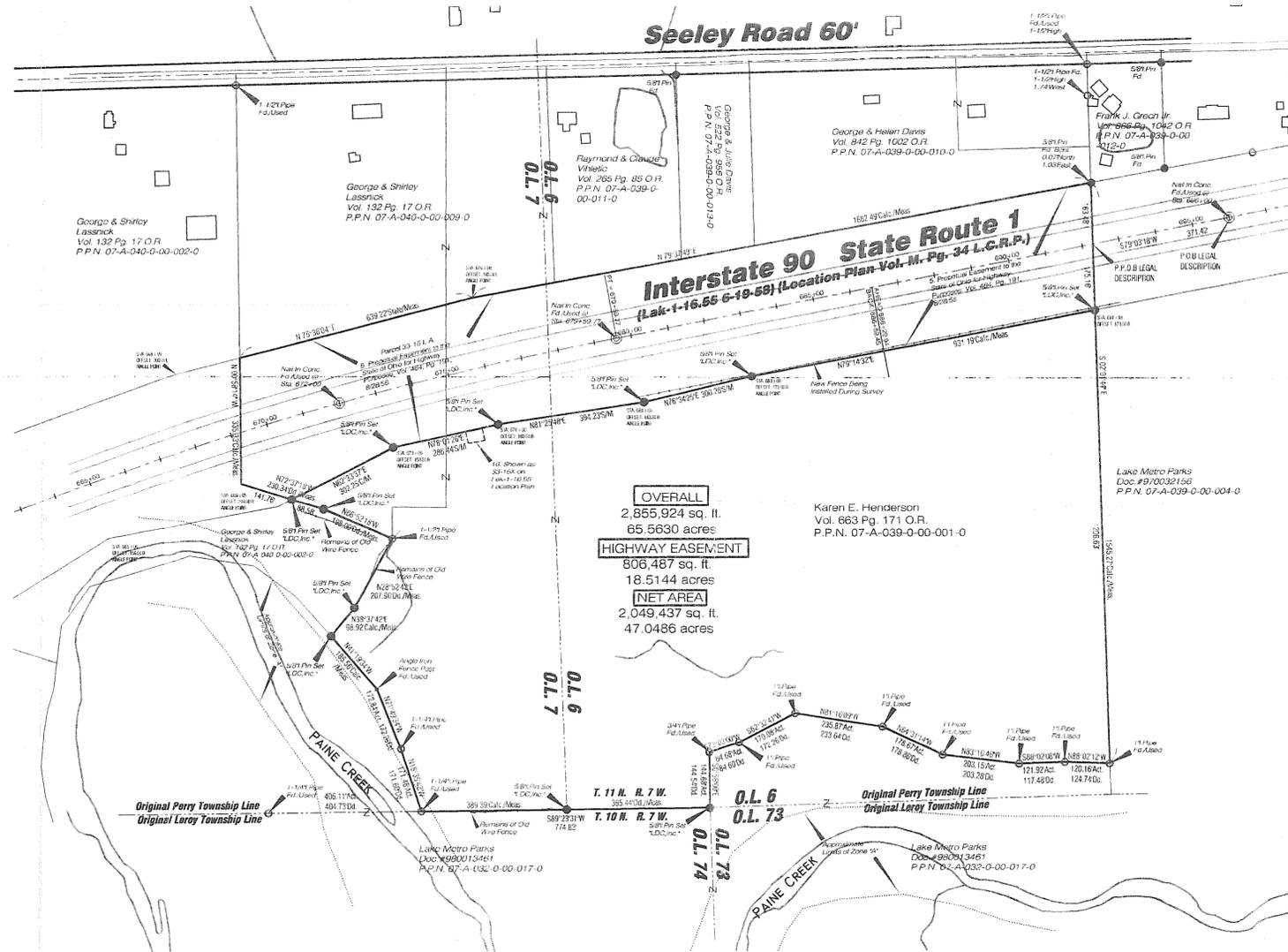
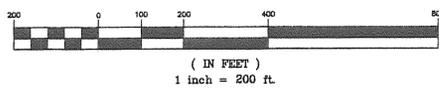
APPARENT ENCROACHMENTS

None

VICINITY MAP



GRAPHIC SCALE



OVERALL
2,855,924 sq. ft.
65.5630 acres

HIGHWAY EASEMENT
806,487 sq. ft.
18.5144 acres

NET AREA
2,049,437 sq. ft.
47.0486 acres

Karen E. Henderson
Vol. 663 Pg. 171 O.R.
P.P.N. 07-A-039-0-00-001-0

CERTIFICATION

To Oasir, Inc.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. Survey based on Chicago Title Insurance Company Commitment No. 06010615, Dated 01/24/06.



Date: 2/16/06 (signed) _____ (seal)
Registration No. 7388

BASIS OF BEARINGS

Centerline of Interstate 1 Per Lak-1-16-55 R.O.-W Plans as shown by Record Plat Vol. M, Pg. 34

SURVEY LEGEND

Mess = Measured Dd = Deed
Plat = Subdivision Plat Rec = Record
D.M. = Deed & Measured Acl = Actual
S.M. = State PWV Plans and Measured
CM = Calculated & Measured

FLOOD NOTE

By Graphic Plotting only, Subject Property is Located in "ZONE 'A' & 'C'" as shown by Lake, Ohio Community Panel 360771-0029C Panel 29/175, Dated 1/02/81.

LEGAL DESCRIPTION

Situated in the Township of Leroy, County of Lake and State of Ohio and known as being part of Lots 6 and 7 of Original Perry Township 11 North, Range 1 West of the Connecticut Western Reserve;

Beginning at a nail found in concrete in the centerline of Interstate 90, aka State Route 1, at Station 696+00 as shown by location plan LAK-1-16-55 as Recorded in Volume M, Page 34 of Lake County Plat Records, thence South 79°03'18" West, along the centerline of said Interstate 90, a distance of 371.42 feet to the Principal Place of Beginning;

COURSE I Thence South 02°01'14" East, passing through a 5/8 inch iron pin set, ID "LDC, Inc.", at 175.16 feet, said pin being on the southerly side of said Interstate 90 and also being in the Westerly Line of land conveyed to Lake Metro Parks by deed recorded in Document No. 97002755 of Lake County Records (P.P.N. 07-A-039-0-00-004-0), continuing along the west line of said Lake Metro Parks, a total distance of 1381.79 feet to a one inch iron pin found at a northerly corner of land conveyed to Lake Metro Parks by deed recorded in Document No. 960013461 of Lake County Records (P.P.N. 07-A-032-0-00-017-0);

The following 12 courses are along the northerly line of said Lake Metro Parks (P.P.N. 07-A-032-0-00-017-0):

- COURSE II Thence North 86°02'12" West, a distance of 120.16 feet to a one inch iron pin found;
- COURSE III Thence South 86°02'08" West, a distance of 121.92 feet to a one inch iron pin found;
- COURSE IV Thence North 83°16'45" West, a distance of 203.15 feet to a one inch iron pin found;
- COURSE V Thence North 84°31'14" West, a distance of 118.61 feet to a one inch iron pin found;
- COURSE VI Thence North 81°16'09" West, a distance of 235.87 feet to a one inch iron pin found;
- COURSE VII Thence South 82°32'41" West, a distance of 170.06 feet to a one inch iron pin found;
- COURSE VIII Thence South 72°03'07" West, a distance of 94.68 feet to a 1/4 inch iron pin found;

COURSE IX Thence South 07°58'09" East, a distance of 144.68 feet to a 5/8 inch iron pin set, ID "LDC, Inc.", at the northwest corner of L.O. 73 of said Original Leroy Township;

COURSE X Thence South 89°23'31" West, along the North line of Lot 74 of said Leroy Township, also being the Northerly line of said Lake Metro Parks, passing through a 5/8 inch iron pin set, ID "LDC, Inc.", at 385.44 feet, said pin being the southwest corner of said Lot 6, a total distance of 774.63 feet to a 1/4 inch iron pin found on the North line of said Lot 6;

The following three courses are along a Northerly line of said Lake Metro Parks:

- COURSE XI Thence North 16°35'42" West, a distance of 171.48 feet to a 1/4 inch iron pin found;
- COURSE XII Thence North 21°49'34" West, a distance of 172.84 feet to an angle iron fence post found;
- COURSE XIII Thence North 41°19'34" West, a distance of 185.56 feet to a 5/8 inch iron pin set, ID "LDC, Inc.", at a southerly corner of land conveyed to George and Shirley Lassnick by deed recorded in Volume 132, Page 17 of Lake County Official Records (P.P.N. 07-A-040-0-00-002-0);
- COURSE XIV Thence North 38°37'42" East, along an easterly line of said Lassnick, a distance of 88.92 feet to a 5/8 inch iron pin set, ID "LDC, Inc.";
- COURSE XV Thence North 28°52'42" East, along an easterly line of said Lassnick, a distance of 207.90 feet to a 1/2 inch iron pin found;
- COURSE XVI Thence North 60°52'18" West, along an easterly line of said Lassnick, a distance of 198.00 feet to a 5/8 inch iron pin set, ID "LDC, Inc.";
- COURSE XVII Thence North 72°37'18" West, along an easterly line of said Lassnick, passing through a 5/8 inch iron pin set, ID "LDC, Inc.", on the southerly side of said Interstate Route 90 at 88.58 feet, a total distance of 220.34 feet to a point;
- COURSE XVIII Thence North 00°56'14" West, a distance of 335.33 feet to the northerly side of said Interstate 90, and also being the southwest corner of land conveyed to George and Shirley Lassnick, by deed recorded in Volume 132, Page 17 of Lake County Official Records (P.P.N. 07-A-040-0-00-002-0);

The following two courses are along the northerly side of said Interstate Route 90:

- COURSE XIX Thence North 75°36'04" East, along the southerly line of said Lassnick (P.P.N. 07-A-040-0-00-009-0), a distance of 639.22 feet to a point;
- COURSE XX Thence North 79°37'49" East, along the southerly lines of said Lassnick (P.P.N. 07-A-040-0-00-009-0), and lands conveyed to Raymond A. and Claude M. Whittic by deed recorded in Volume 265, Page 85 of Lake County Official Records (P.P.N. 07-A-039-0-00-011-0), George R. and Julie Davis, by deed recorded in Volume 552, Page 556 of Lake County Official Records (P.P.N. 07-A-038-0-00-000-0);

COURSE XXI Thence South 02°01'14" East, a distance of 163.48 feet to the Principal Place of Beginning and containing 65.5630 acres (2,855,924 sq. ft.) of land, of which 47,0486 acres (2,049,437 sq. ft.) are exclusive of the right-of-way of Interstate 90, according to a survey performed by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc., in February of 2006, subject to all legal highways and easements of record. Bearings used in this description are based on the centerline of Interstate 90 as shown on location plan LAK-1-16-55, Recorded in Volume M, Page 34 of Lake County Plat Records. All iron pins set are 5/8" x 30" long rebar with yellow plastic cap stamped "LDC, Inc.".

LAND DESIGN consultants
 ENGINEERS PLANNERS SURVEYORS
 8585 East Avenue Mentor, Ohio 44060
 TEL: (440) 255-6463 (440) 951-LAND
 (440) 354-6936 FAX: (440) 255-9575



DATE: 2/06/06
SCALE: HOR: 1"=200'
VERT: _____
FILE-NAME: ALTA
COMPUTER S: _____
TAB NAME: ALTA

ALTA-ACSM
LAND TITLE SURVEY
 LEROY TOWNSHIP - LAKE COUNTY - OHIO

SHEET 1 OF 1
CONTRACT NO. OSAIR1-0602