



MADE FOR AT THE INSTANCE OF:

BRIAN W. AND JUSTINE A. WOLLERMAN
THE ITALIAN GROUP, LLC AND
OMNI TITLE INSURANCE COMPANY

The undersigned hereby certifies to BRIAN W. & JUSTINE A. WOLLERMAN, OMNI TITLE COMPANY (herein ALT), and THE ITALIAN GROUP, LLC

- The drawing on which this certificate is contained, which was prepared by the undersigned from actual on-the-ground survey made by the undersigned (or under his direct supervision) on _____ 2006. (Herein the "Drawing"), is a true and accurate survey of the real estate described by metes and bounds descriptions contained on said Drawing (herein the "Property").
- The boundaries of the Property as depicted on the Drawing were established by actual field measurements and the pins, monuments or other markers were set or found as shown thereon. The drawing accurately sets forth the area of the Property and each Parcel in acres and square feet.
- Vehicular ingress and egress to an from the Property is afforded via the curb cuts shown on the drawing.
- There are no encroachments, overlaps or overhangs by any improvements on the Property onto an other property or easement. There are no encroachments, overlaps or overhangs by any improvement on other property on, over or across the property.
- All buildings, railroad tracks, drives, parking areas and other improvements located on the Property and existing on the date of this certification together with the use, location and type of improvements have been accurately depicted on the Drawing, including the dimensions thereof and the relationship thereof of the boundary lines of the Property. All such improvements are within the boundaries of the Property and meet all applicable front, side and rear setback requirements.
- A copy of OMNI TITLE COMPANY'S Commitment for Title Insurance No. _____ dated _____ has been received and reviewed, and all easements and rights-of-way existing on the effective date of said Commitment prior to the date of this certification affecting the Property are accurately depicted on the Drawing with corresponding recording references to the instruments creating the easements or right-of-way. Other than shows on the Drawing, no other easements of right-of-way which may be disclosed in the aforesaid Commitment affects the Property.
- All easements and rights-of-way are accurately depicted on the Drawing. Other than as shown on the Drawing, no other easement or right-of-way affects the Property in area of boundary conflicts.
- All building set back lines created, reserved or imposed by all public authorities having jurisdiction over the Property or by any of the instruments referred hereto to the boundary lines of the Property, all such improvements are within the boundaries of the Property and meet all applicable front, side and rear setback requirements.
- There are no streams, rivers, gravel pits or other forms of excavation (active or inactive) or drilling (active or inactive) for minerals, oil or gas apparent on the Property or evidence of any prior use of the Property for any of the foregoing.
- A physical examination of the Property reveals no apparent use of the Property for pathways, driveways or roadways for which there are no recorded easements.
- All building set back lines created, reserved or imposed by all public authorities having jurisdiction over the Property have been graphically depicted on the Drawing.
- There are no overhead electric or telephone wires or structures or supports therefor, including poles, anchor and guy wires on or over the Property except as shown on the Drawing.
- Storm sewer, sanitary sewer, electric service, telephone service, gas service and public water are available on Property and all said services are provided via public right-of-way of recorded permanent easements therefore as to lines for said services which are off the Property.
- The Property is located in Zone "C", an area determined to be outside the 100 year flood plain as shown on Flood Insurance Rate Map Number 32031Z 0010E, published by the Federal Emergency Management Agency in September 20, 1995.
- The survey of the Property and Drawing reflecting same was made in accordance with "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by the American Land Title Association and American Congress on Surveying and Mapping, Class "A" Survey.
- The Property is located within the City of Mentor and the Township of Concord, County of Lake & State of Ohio.

Babcock, Jones & Associates, Inc.
1924 Mentor Ave.
Painesville, Ohio 44077

By: *Harry S. Jones, Jr.* #6343
Harry S. Jones, Jr., P.E., R.S.
Registered Surveyor #6343
Registered Engineer #43576

Date: February 20, 2006

Bearings are based upon the centerline of Old Johnnycake Ridge Road being North 49°24'58" West and are used to describe angles only.

EXISTING UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL; HOWEVER, BABCOCK, JONES AND ASSOCIATES INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



REV. NO.	DESCRIPTION	DATE	BY	CHK'D
1	REVISED PER L.C. ENGINEER	2-20-06	HT	HT

bj BABCOCK, JONES AND ASSOCIATES, INC
CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS
PAINESVILLE OHIO 44077

DATE	2/16/06
DESIGN BY	H.J.
DRAWN BY	B.P.
APPROVED BY	H.J.
CREW CHIEF	W.B.

PLAT OF SURVEY
FOR
BRIAN WOLLERMAN

9650 OLD JOHNNYCAKE RIDGE ROAD (P.P.# 16A-27-41 & 10A-28B-34)
CITY OF MENTOR/CONCORD TOWNSHIP LAKE COUNTY STATE OF OHIO

SCALE	1"=30'
JOB NO	06-013
SHEET	1 OF 1