



ALTA - ACSM LAND TITLE SURVEY

SITUATED IN THE VILLAGE OF FAIRPORT, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 2, TRACT 4, TOWNSHIP 11 NORTH, RANGE 8 WEST OF THE CONNECTICUT WESTERN RESERVE SURVEY.

MARCH 2007 SCALE 1"=20'

BENCHMARK

RM4 - Elevation = 817.854 Horizontal Line of Cross on Bronze Disc on Third Street, East of the Reservation Center Building.

LEGAL DESCRIPTION

Situated in the Village of Fairport, County of Lake and State of Ohio, and known as being part of lots 133, 134, 135, and 136 of Garden Township just being part of Original Fairport Township Lot No. 2, Tract No. 4, bounded and described as follows:

Beginning at a point in the easterly line of High Street, 62.22 feet south from the southerly line of Third Street;

Thence North 89°42'55" East, along the southerly line of land of A.J. McCrone, 125.66 feet to land of the Board of Education of Fairport Village School District;

Thence South 137.00 feet to an iron pipe set;

Thence North 89°42' East, along a line of said land of Board of Education of Fairport Village School District, 40.00 feet to an iron pipe set;

Thence south along the westerly line of land now or formerly owned by R.E. Moore, 88.13 feet to an iron pipe set;

Thence South 89°42' West, along the line of land now or formerly owned by Hilda Nyland and land of Aze and Sarah Rogert, 165.66 feet to a drift hole in concrete in the easterly line of High Street;

Thence north along the easterly line of High Street, 6.00 feet to the southwestly corner of land conveyed to Robert Levine by deed dated October 3, 1925 and recorded in Lake County Records in Deeds Volume 152, Page 317;

Thence North 89°04'30" East, along the southerly line of land so conveyed to Robert Levine, 80.00 feet to an iron pipe set;

Thence North along the easterly line of land so conveyed to Robert Levine, 20.00 feet to an iron pipe set;

Thence westerly along the northerly line of said land of Robert Levine, 80.00 feet to the easterly line of High Street;

Thence north along the easterly line of High Street, 42.04 feet to the southwestly corner of land conveyed to The Citizens Savings and Loan Company by deed dated February 18, 1927 and recorded in Lake County Records of Deeds, Volume 114, Page 529;

Thence South 89°36' East, along the southerly line of land so conveyed to The Citizens Savings and Loan Company, 80.00 feet to an iron pipe set;

Thence North 89°42' West, along the northerly line of land so conveyed to The Citizens Savings and Loan Company, 80.00 feet to the southerly line of High Street;

Thence north along the easterly line of High Street, 117.13 feet to the Place of Beginning, according to survey made by W. R. Orvy, Engineering Company in May, 1941.

EXCEPTING FROM THE ABOVE DESCRIBED PREMISES, THE FOLLOWING DESCRIBED PREMISES:

Situated in the Village of Fairport, County of Lake and State of Ohio, and being a part of Lot No. 133 of the Town Plot of Garden, of a part of Original Fairport Township Lot No. 2, Tract No. 4 and being further bounded and described as follows:

Beginning at a point in the easterly line of High Street at the southwestly corner of land conveyed to J. Paul and Mary Louise Jones by deed recorded in Volume 256, Page 65 of Lake County Records;

Thence South 89°36' East, along the southerly line of land conveyed to said Jones, 75.00 feet to a point;

Thence southerly to a point in the northerly line of land conveyed to Mary Ochs by deed recorded in Volume 200, Page 125 of Lake County Records, said point being located 75.00 feet easterly along the southerly line of land conveyed to said Ochs from a point in the southerly line of said High Street;

Thence westerly along said Ochs northerly line, 75.00 feet to a point in the easterly line of said High Street;

Thence northerly along the easterly line of said High Street, about 42.04 feet to the Place of Beginning, be the same, more or less, but subject to all appurtenances.

UTILITY INFO:

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON, VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, LDC INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF ANY UTILITIES SHOWN ON THIS SURVEY. THE USER SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

APPARENT ENCROACHMENTS

Building Corners Over R/W (See Survey)
Overhead Utility Lines Crossing Southerly & Easterly Line

SURVEY LEGEND

Mass = Measured
D.M. = Deed
D.M.L. = Deed & Measured
Act. = Actual

UTILITY LEGEND

Water Valve
Gas Valve
Electric Box
Storm Drain
Sewer
Light Pole
Traffic Signal Pole
Mailbox
Sign
Tree
Power Line
Bath
Power Trans.

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN ZONE C - A MINIMUM FLOOD ZONE AS SHOWN ON THE FEDERAL FLOOD MAPS COMMUNITY PANEL NO. 39013-H-0011-B, DATED MAY 15, 1980.

CERTIFICATION

TO: OSAR INC., and LAKE COUNTY TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD PRACTICES AND PROCEDURES ESTABLISHED BY THE SURVEYORS' BOARD OF PROFESSIONAL SURVEYORS AND ADOPTED BY ALTA AND NSPS PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THE CERTIFICATION UNDERSIGNED HEREON. I, THE SURVEYOR, AM A LICENSED SURVEYOR REGISTERED IN THE STATE OF OHIO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

SCHEDULE "B" ITEMS

7. Right of Way contained in Instrument Volume 35, Page 468 of Lake County Records (P.L.O.T.ED)

8. Easement contained in Instrument Volume 114, Page 529 of Lake County Records (P.L.O.T.ED)

9. Party Wall Agreement contained in Instrument Volume 157, Page 247 of Lake County Records (P.L.O.T.ED)

10. Reservation contained in Instrument Volume 161, Page 460 of Lake County Records (P.L.O.T.ED)

11. Easement contained in Instrument Volume 207, Page 286 of Lake County Records (P.L.O.T.ED)

12. Right of Way contained in Instrument Volume 546, Page 5 of Lake County Records (SHOWN APPROX. LOCATION)

ZONING

SUBJECT PROPERTY IS ZONED C-2 COMMERCIAL BUSINESS

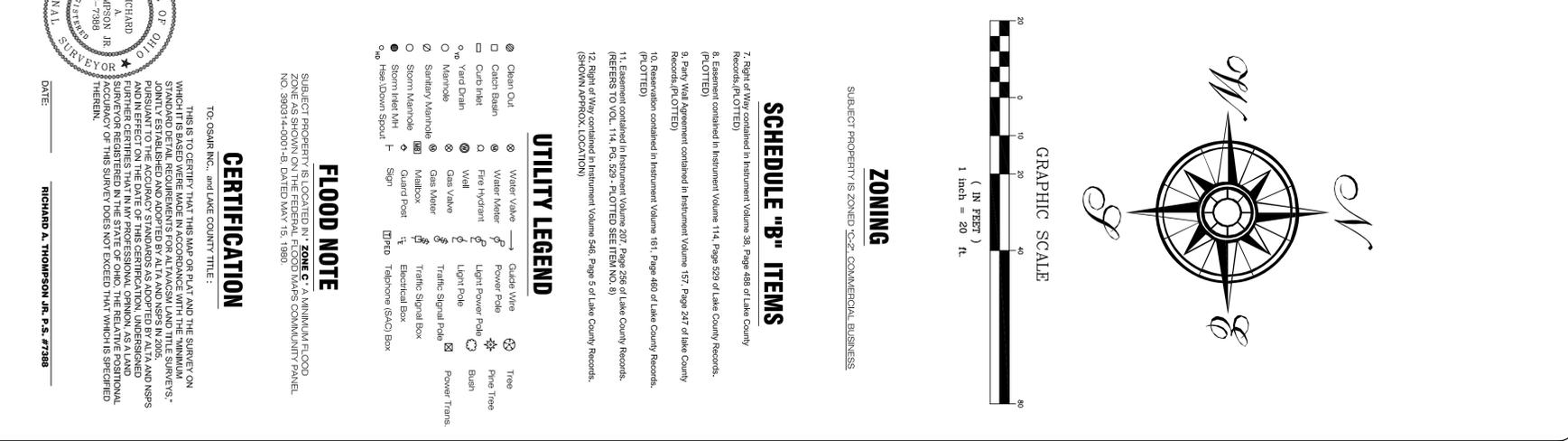
GRAPHIC SCALE

1 inch = 20 ft.

COMPASS

PROFESSIONAL SURVEYOR

RICHARD A. THOMPSON JR.
S-7388



DATE: 3/28/07
SCALE: HOR. 1"=20'
VERT. ALTA
FILENAME: ALTA
COMPUTER: S
TAB NAME: ALTA

LAND DESIGN consultants
www.LDCinc.net

ENGINEERS PLANNERS SURVEYORS
8585 East Avenue Mentor, Ohio 44060
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(440) 354-6938 FAX: (440) 255-9575

3/28/07 Added Gas Marker Locations RAT

SHEET 1 OF 1
CONTRACT NO. OSAIR1-0701