

**UTILITY NOTE**

The utility and sewer information shown hereon either on or above ground was physically located in the field and is accurate. All underground information shown was taken from plans provided by their respective utility companies and received by the date July 25, 2003, and we cannot guarantee their accuracy or completeness. If and when we receive any additional utility or sewer plans, we will revise our survey and issue new prints accordingly.

**ENCROACHMENT NOTES**

NO VISIBLE ENCROACHMENTS OBSERVED

**ZONING CLASSIFICATION**

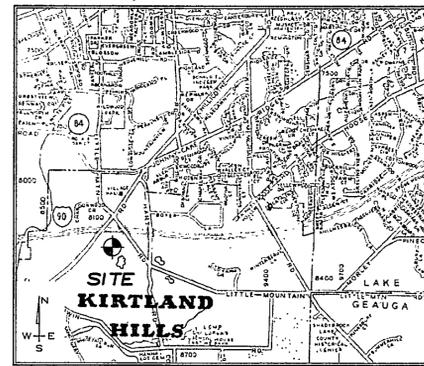
THE SUBJECT PROPERTY IS CURRENTLY ZONED "FARM RESIDENTIAL" PER ADVICE FROM THE ZONING INSPECTOR OF THE VILLAGE OF KIRTLAND HILLS, CHIEF GERALD J. SMITH, JR. (440) 974-9090.

- MINIMUM LOT AREA: 5 ACRES
- MINIMUM LOT WIDTH: 250 FEET AT BUILDING SETBACK LINE
- MAXIMUM LOT COVERAGE: NONE SPECIFIED
- MINIMUM FRONT SETBACK: 130 FEET
- MINIMUM FRONT PARKING SETBACK: NONE SPECIFIED
- MINIMUM SIDE SETBACK: 50 FEET
- MINIMUM SIDE PARKING SETBACK: NONE SPECIFIED
- MINIMUM REAR SETBACK: 50 FEET
- MINIMUM REAR PARKING SETBACK: NONE SPECIFIED
- MAXIMUM BUILDING HEIGHT: 40 FEET
- REQUIRED PARKING: NONE SPECIFIED

NORTH

GRAPHIC SCALE

( IN FEET )  
1 inch = 200 ft.

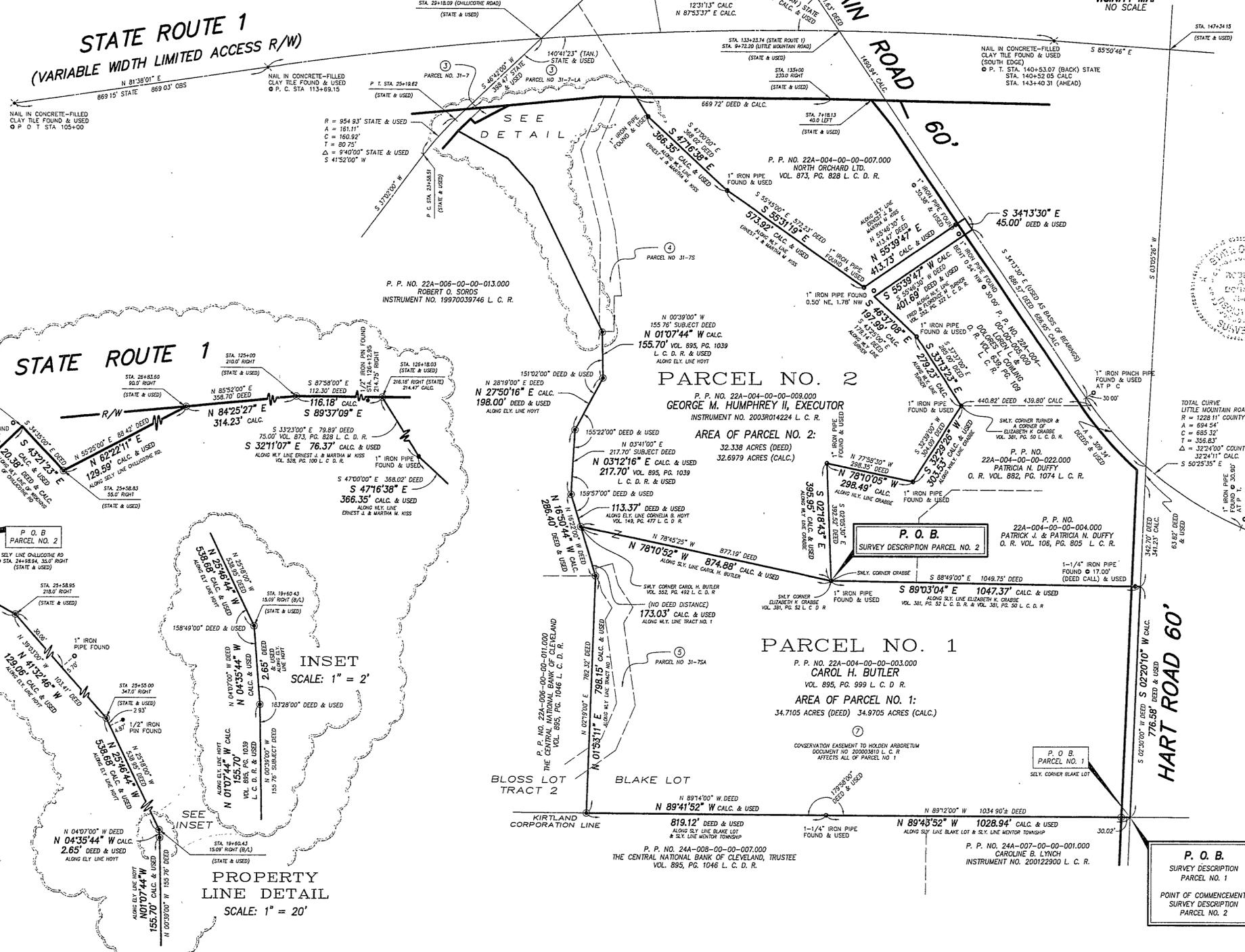


VICINITY MAP  
NO SCALE

**STATE ROUTE 1**  
(VARIABLE WIDTH LIMITED ACCESS R/W)

**CHILICOTHE ROAD**  
(VARIABLE WIDTH R/W)

**LITTLE MOUNTAIN ROAD**  
(VARIABLE WIDTH R/W)



**STATE ROUTE 1**

**CHILICOTHE ROAD**

**PARCEL NO. 2**  
P. P. NO. 22A-004-00-00-008.000  
GEORGE M. HUMPHREY II, EXECUTOR  
INSTRUMENT NO. 2003R014224 L. C. R.

**PARCEL NO. 1**  
P. P. NO. 22A-004-00-00-003.000  
CAROL H. BUTLER  
VOL. 895, PG. 999 L. C. D. R.

**INSET**  
SCALE: 1" = 2'

**PROPERTY LINE DETAIL**  
SCALE: 1" = 20'

**ALTA / ACSM LAND TITLE SURVEY**  
for  
**8227 CHILICOTHE ROAD**  
BEING PART OF ORIGINAL MENTOR TOWNSHIP BLAKE LOT, TRACT 1 AND BLOSS LOT, TRACT 2, NOW SITUATED IN THE VILLAGE OF KIRTLAND HILLS, COUNTY OF LAKE - STATE OF OHIO

Regarding the parcels shown hereon, the undersigned hereby certifies to CHICAGO TITLE INSURANCE COMPANY that (i) the undersigned has made a careful physical inspection of the subject property and this survey accurately depicts the state of facts and conditions as they appear on the ground; (ii) this survey was actually made upon the ground as per field notes shown hereon and that it and the information, course and distances shown thereon are correct except as noted; (iii) this survey correctly and accurately shows the boundary lines and dimensions and the area of land indicated hereon and each individual parcel thereof except as noted; (iv) the title lines and the lines of actual possession are the same except as noted; (v) this survey correctly and accurately shows the location and dimension of all buildings and parking areas on the subject property and the location of all other structures, improvements, or visible items thereon; (vi) this survey correctly and accurately shows the location and dimension of all alleys, streets, roads, right-of-ways, easements and other matters of record affecting the subject property as provided in Chicago Title Insurance Company Commitment No. 23510390 CCE dated April 9, 2003; (vii) except as shown hereon, there are no visible easements, right-of-way, party walls or conflicts; (viii) no portion of the property lies within an officially designated flood hazard zone or area, flood prone area or 100-year flood plain and there are no visible springs, streams, creeks, rivers, ponds or lakes, cemeteries or family burying grounds; (ix) except as shown hereon, there are no visible encroachments or adjoining premises, streets or alleys by any of the buildings, structures or other improvements located on the subject property, and there are no visible encroachments on the subject property by any buildings, structures, or other improvements situated on adjoining premises; (x) except as shown hereon, there are no visible utilities structures or facilities (including overhead wires and transmission lines and supports thereon) on or over the subject property; (xi) the subject property has access to publicly dedicated and accepted rights-of-way, and the distances from the nearest intersection streets or roads are as shown hereon; and (xii) water, gas, electric, telephone, cable, storm sewer and sanitary sewer services are available to the subject property over, under or upon public rights-of-way directly adjacent to the subject property.

This is to certify that this plat and the survey on which it is based were made (i) in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1992 and includes items 1, 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 10, 11, and 13 of Table A thereof; (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" survey; and (iii) in compliance with the minimum technical standards for land surveys in the State of Ohio pursuant to Chapter 4733-37 Ohio Revised Code.

The undersigned acknowledges that Buyer will rely on the certifications contained herein in purchasing the property and the improvements shown on this plat and Chicago will rely on the certifications contained herein in insuring title to the property.

ROBERT A. DORNER  
REG. PROF. SURV. No. 6943  
File No. 03-210  
Date of Last Revision: September 10, 2003

NOTE: The term "certify" as used in the above statement, is understood to be the professional opinion of the surveyor which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, the surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the Owner, Lender, Owner's Contractor or others, which is used as a basis to formulate the surveyor's opinion.

**LEGAL DESCRIPTION**  
SEE SHEET 2 OF 4

**CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 23510390 CCE**  
EFFECTIVE DATE: APRIL 9, 2003 AT 7:00 A. M.  
NOTES REGARDING SCHEDULE B, SECTION 2:

- Premises under examination about on State Route No. 1, a limited access state highway to which vehicular access from abutting property is denied between regularly constituted access points. DENIES RIGHTS OF DIRECT ACCESS FOR THE SUBJECT PROPERTY ONTO STATE ROUTE 1.
- Easements for highway purposes from Ann B. Kremer and Richard C. Kremer to The State of Ohio, filed for record December 12, 1989 and recorded in Volume 500, Page 472 of Lake County Deed Records. EASEMENTS AFFECT PARCEL NO. 2 OF SUBJECT PROPERTY. EASEMENT PARCEL NO. 31-7-FALLS ENTIRELY WITHIN CURRENT RIGHT-OF-WAY OF STATE ROUTE NO. 1, AND DENIES RIGHTS OF DIRECT ACCESS FOR THE SUBJECT PROPERTY ONTO STATE ROUTE 1. EASEMENT PARCEL NO. 31-7-FALLS ENTIRELY OUTSIDE THE SUBJECT PROPERTY.
- Easement for sewer purposes from Ann B. Kremer and Richard C. Kremer to The State of Ohio, filed for record December 12, 1989 and recorded in Volume 516, Page 350 of Lake County Deed Records. AFFECTS PARCEL NO. 2 OF SUBJECT PROPERTY. PLOTTED AS SHOWN.
- The Lake County Tax Map shows an easement to The State of Ohio for drainage purposes running southeasterly from Chillicothe Road across part of premises under examination designated "31-75A". AFFECTS PARCEL NO. 2 OF SUBJECT PROPERTY. PLOTTED AS SHOWN.
- Covenants and restrictions contained in deed from The Port Lawrence Title and Trust Company to Carol H. Butler, filed for record July 14, 1982 and recorded in Volume 895, Page 999 of Lake County Deed Records. COVENANTS AND RESTRICTIONS AFFECT ALL OF PARCELS 1 AND 2 OF SUBJECT PROPERTY AND MORE LAND. THEY ARE BLANKET IN NATURE; THEREFORE, THEY CANNOT BE PLOTTED.
- Conservation easement from Carol H. Butler to The Holden Arboretum, filed for record December 28, 1999 and recorded in Instrument No. 1999S8012 and refiled February 4, 2000 in Instrument No. 200003810 of Lake County Records. AFFECTS ALL OF PARCEL NO. 1 OF SUBJECT PROPERTY.

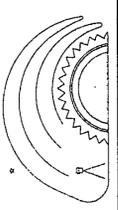
**MISCELLANEOUS NOTES**

- Some features shown on this plot may be shown out of scale for clarity.
- Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
  - indicated iron pin or pipe as noted.
  - ⊙ - indicates 1/2-inch rebar, 30-inches in length with an identification cap stamped "McSteen & Assoc."
- The basis of bearings for this survey is South 34°-13'-30" East as the centerline of Little Mountain Road, as evidenced by monuments found, and is the same bearing as found in Volume 1048, Page 454 of the Lake County Records of Deeds.
- All of the various survey monuments shown on this plot as found or used are in good condition, apparently undisturbed, unless otherwise noted.
- There is no apparent occupation along the subject boundary lines other than as shown on this plot.
- Parcel No. 1 is missing a distance course and therefore, we cannot determine a closure error. Parcel No. 2 does not mathematically close by 1.8 feet north and 2.1 feet east.

**FLOOD ZONE**  
FLOOD ZONE "C"  
"AREA OF MINIMAL FLOODING"  
COMMUNITY PANEL # 391810-0005B  
EFFECTIVE DATE: OCTOBER 5, 1984

**PARKING**  
THERE ARE NO DESIGNATED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.

1  
SHEET NO.  
4



**MCSTEEN AND ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
117 PARKWAY - RICHMOND HEIGHTS, OH 44143  
PHONE: 1-216-797-9800 FAX: 1-216-797-0800

22A-4-3,9