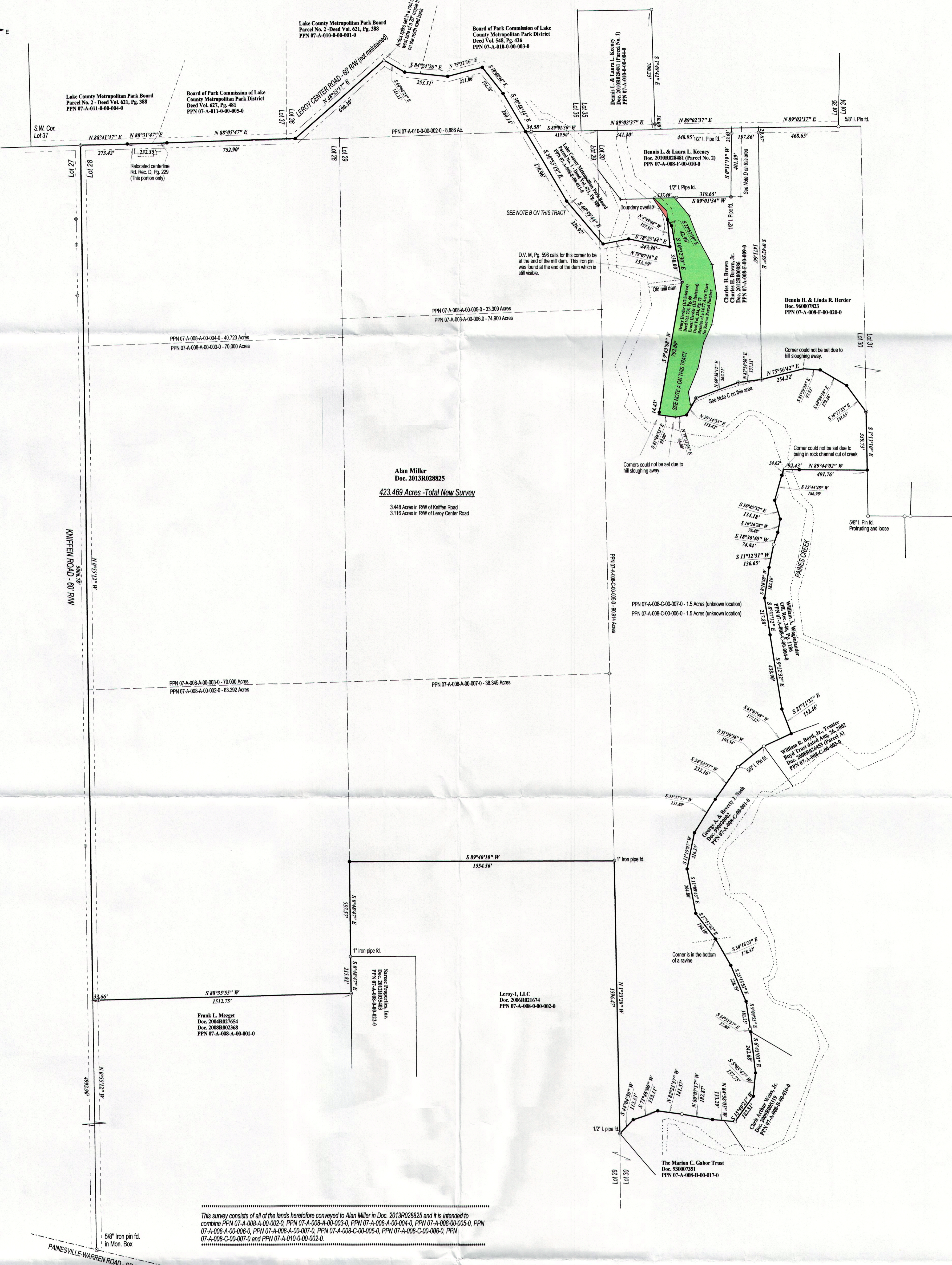
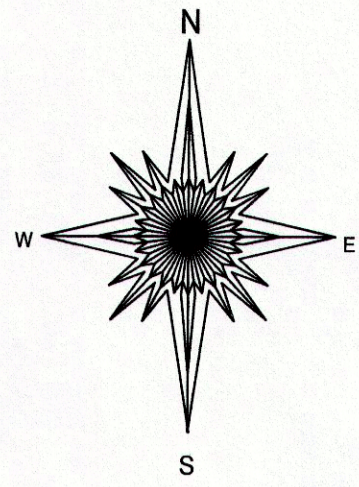


These properties are subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.



This survey consists of all of the lands heretofore conveyed to Alan Miller in Doc. 2013R028825 and it is intended to combine PPN 07-A-008-A-00-002-0, PPN 07-A-008-A-00-003-0, PPN 07-A-008-A-00-004-0, PPN 07-A-008-A-00-005-0, PPN 07-A-008-A-00-006-0, PPN 07-A-008-A-00-007-0, PPN 07-A-008-A-00-008-0, PPN 07-A-008-C-00-007-0 and PPN 07-A-010-0-00-002-0.

NOTE A: This tract does not appear on the Lake County Tax Maps and it was included into the survey of the Alan Miller tract (formerly the Girl Scouts of Northeast Ohio) in a survey by Fullerton, Kerr and Associates done in 1964. Due to an adjoining questioning the boundary, further research on this area was done. No deed evidence was found that Inez F. Verby (Deed Vol. 593, Pg. 57) had title to this area at the time of the 1964 survey that was used to convey the Verby land to the Girl Scouts of Northeast Ohio. The area shaded in green is the residue of a 14.77 acre tract conveyed to Dunmore Warren in 1856 by Deed Vol. M, 596. D. Warren also took title to a 1/2 acre tract in 1862 by Deed Vol. S, Pg. 257. Dunmore Warren then conveyed what was called a 12 acre tract to William Uden in Deed Vol. S, Pg. 343. The so called 12 acre tract consisted of all of the 1/2 acre tract and part of the 14.77 acre tract. The residue of the 14.77 acre tract was then followed until it was conveyed in 1947 to Henry Herder in Deed Vol. 234, Pg. 69. Henry Herder then conveyed a 1/2 interest in the tract to Ernest Herder in Deed Vol. 234, Pg. 72. No further conveyances of this area was found, so therefore, it is my opinion that title to this area is held by Henry and Ernest Herder.

NOTE B: This area is a 5.889 acre tract was conveyed to the Lake County Metropolitan Park Board in Deed Volume 621, Pg. 388. This tract should have been an exception to Parcel A conveyed to Alan Miller by Doc. 2013R028825, but it was not mentioned in said deed.

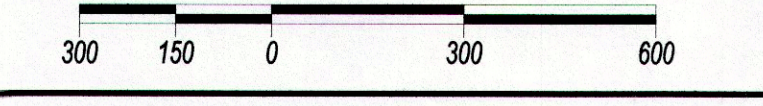
NOTE C: The dotted line is the boundary as described by Doc. 2013R028825 based upon a 1964 survey by Fullerton, Kerr and Associates. The Brown's deed - Doc. 2013R020096 grants a distance of 96 rods (1584') on the east side. However, at the time that the 12 acre tract was originally split in 1862 (Deed Vol. S, Pg. 343), the parent tract did not have 96 rods to give. The parent tract deed (Deed Vol. M, Pg. 596) calls for the east side of this tract to be 22 chains and 25 links (1468.5) with the south terminus to be on the high bank of the creek. 3/4" iron pins were found that are similar in shape and dimensions to the deed courses in Deed Vol. M, Pg. 596 and they were honored by this survey.

NOTE D: The road access area was originally 1 chain and 50 links wide (99') as described in Deed Vol. M, Pg. 596. An additional half acre tract was added to this area in D.V. S, Pg. 257 with a width of 3.5 rods (57.75') for a total deed width of 156.75 feet. The pipes shown on the bounds of the Keeney tract were set on a 1959 survey by R.C. Dilworth who based the location on an old fence line and indicates his measured width to be 157.72 feet.

- DOCUMENTS USED
Mortgage Record B, pg. 406
Deed Vol. M, Pg. 596
Deed Vol. R, Pg. 503
Deed Vol. S, Pg. 257
Deed Vol. S, Pg. 343
Deed Vol. V, Pg. 203
Deed Vol. Y, Pg. 25
Deed Vol. 1, Pg. 98
Deed Vol. 1, Pg. 99
Deed Vol. 1, Pg. 100
Deed Vol. 3, Pg. 388
Deed Vol. 234, Pg. 69
Deed Vol. 234, Pg. 72
Deed Vol. 595, Pg. 55
Deed Vol. 621, Pg. 388
Deed Vol. 781, Pg. 264
Deed Vol. 860, Pg. 234
Off. Rec. 346, Pg. 1186
Off. Rec. 386, Pg. 110
Off. Rec. 443, Pg. 336
Doc. 930007351
Doc. 960007823
Doc. 970005731
Doc. 990002002
Doc. 2004R027654
Doc. 2005R010884
Doc. 2006R021674
Doc. 2006R038095
Doc. 2006R02368
Doc. 2008R026453
Doc. 2009R005319
Doc. 2010R028481
Doc. 2012R000069
Doc. 2012R035403
Doc. 2013R028825
R.C. Dilworth survey plat 1959
Harry S. Jones Jr. survey plat 2012

- Denotes a 5/8"x30" re-bar with a plastic cap stamped "WARD 7356" set.
Δ Denotes a 12" ardux spike set.
○ Denotes a 1/2" iron pin found unless noted.
⊙ Denotes a 3/4" iron pin found.
⊖ Denotes a 1/2" i.d. iron pipe found unless noted.
⊕ Denotes a 5/8" iron pin capped "Babcock" found.

Bearings are oriented to the Ohio State Plane Coordinate System North Zone - NAD 83.
Scale: 1 inch = 300 feet.



Plat of Survey for ALAN MILLER
Sited in the Township of Leroy, the County of Lake, the State of Ohio.
Being located in Lots 28, 29, 30 and 36 in Township 10 Range 7 of the Connecticut Western Reserve.
Prepared by WARD & EMLER SURVEYING, INC.
113 Third Street SE
New Philadelphia Ohio 44663-2512
(330) 364-5866 (voice)
(330) 364-1107 (fax)
I, the undersigned, do hereby state that this plat was prepared from a field survey performed by myself pursuant to Chapter 4733-37 of the Ohio Administrative Code.
Samuel C. Ward
Professional Surveyor #7356
January 2, 2014

