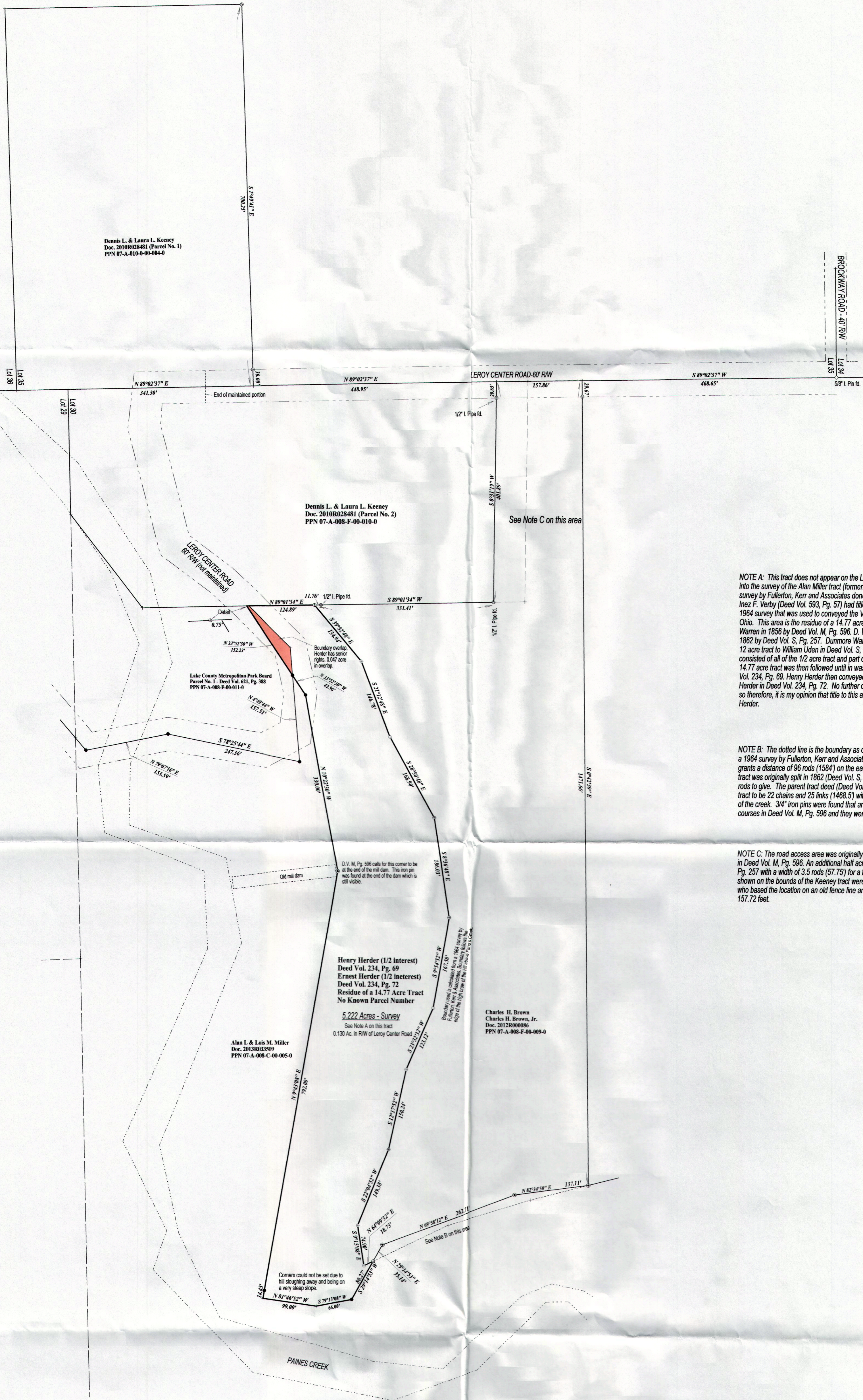
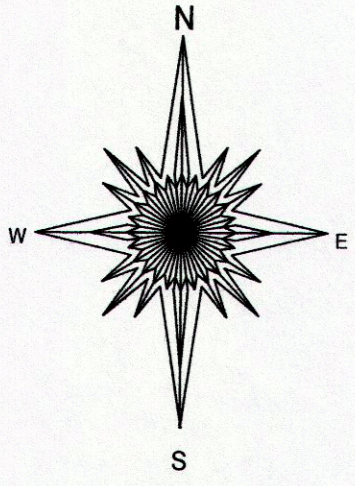


These properties are subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.



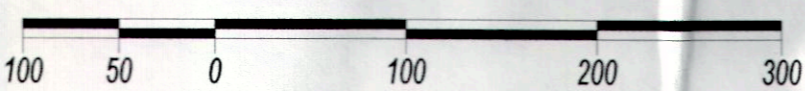
**NOTE A:** This tract does not appear on the Lake County Tax Maps and it was included into the survey of the Alan Miller tract (formerly the Girl Scouts of Northeast Ohio) in a survey by Fullerton, Kerr and Associates done in 1964. No deed evidence was found that Inez F. Verby (Deed Vol. 593, Pg. 57) 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. This area is the residue of a 14.77 acre tract conveyed to Dunmore Warren in 1856 by Deed Vol. M, Pg. 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. 257. 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:** The dotted line is the boundary as described by Doc. 2013R02825 based upon a 1964 survey by Fullerton, Kerr and Associates. The Brown's deed - Doc. 2012R000086 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. 34" 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 C:** 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 3.3 rods (57.75') for a total deed width of 156.75 feet. The pipes stown on the bounds of the Keeny 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. 303  
 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. 33, 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. 990020002  
 Doc. 2004R027854  
 Doc. 2005R001984  
 Doc. 2006R021674  
 Doc. 2006R039095  
 Doc. 2008R02368  
 Doc. 2008R026453  
 Doc. 2009R005319  
 Doc. 2010R028481  
 Doc. 2012R000086  
 Doc. 2012R033403  
 Doc. 2013R02825  
 R.C. Dilworth survey plat 1959  
 Harry S. Jones Jr. survey plat 2012

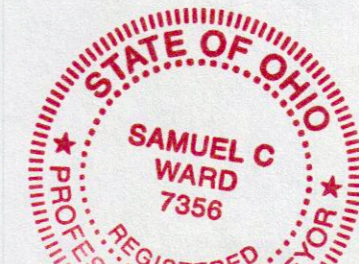
- ⊕ Denotes a 5/8"x30" re-bar with a plastic cap stamped "WARD 7356" set.
  - Denotes a 5/8" re-bar with a plastic cap stamped "WARD 7355" found.
  - ⊙ Denotes a 3/4" iron pin found.
  - ⊙ Denotes a 1/2" i.d. iron pipe found unless noted.
- Bearings are oriented to the Ohio State Plane Coordinate System North Zone - NAD 83.  
 Scale: 1 inch = 100 feet.



Plat of Survey  
 for  
 CHICAGO TITLE INSURANCE COMPANY

Situated in the Township of Leroy Township, the County of Lake, the State of Ohio.  
 Being located in Lot 30 in Township 10, Range 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  
 September 16, 2014