

Lot Split & Consolidation Plat

Situated in the Township of Madison, County of Lake and State of Ohio, known as being part of Original Madison Township Lot 1, Tract 3, further known as being a lot split of land conveyed to Madison Land Ventures, LLC (P.P.N. 1B-108A-11) and a subsequent consolidation with parcels of land conveyed to Thomas E Smith (P.P.N. 1B-108A-03, 07)

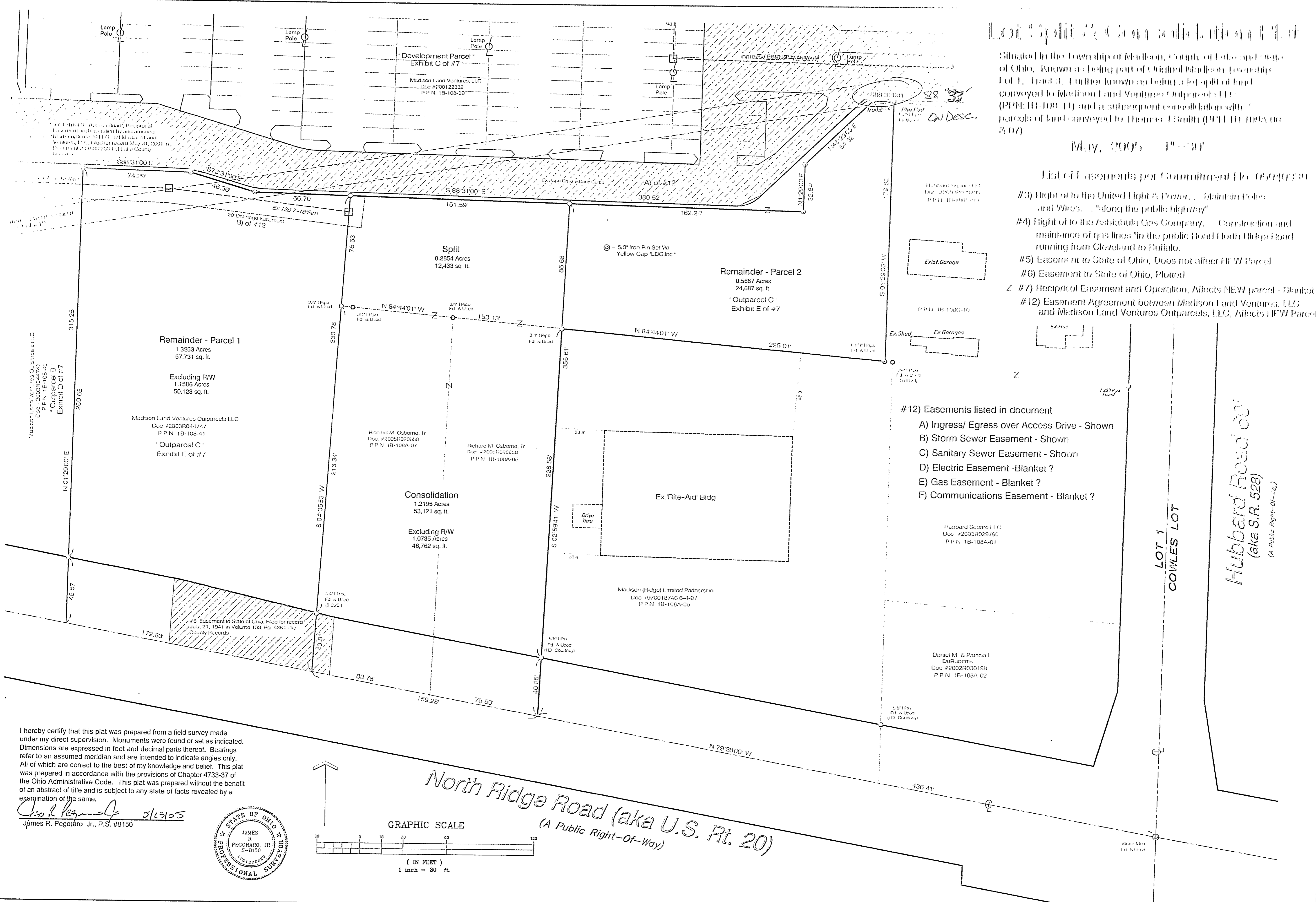
May, 2005 1"=30'

List of Easements per Commitment No. 05090500

- #3) Right of to the United Light & Power, Inc. (Maintain Poles and Wires) "along the public highway"
- #4) Right of to the Ashitabula Gas Company, Inc. (Construction and maintenance of gas lines "in the public Road North Ridge Road running from Cleveland to Buffalo.
- #5) Easement to State of Ohio, Does not affect NEW Parcel
- #6) Easement to State of Ohio, Plotted
- #7) Reciprocal Easement and Operation, Affects NEW parcel - Blanket?
- #12) Easement Agreement between Madison Land Ventures, LLC and Madison Land Ventures Outparcels, LLC, Affects NEW Parcel

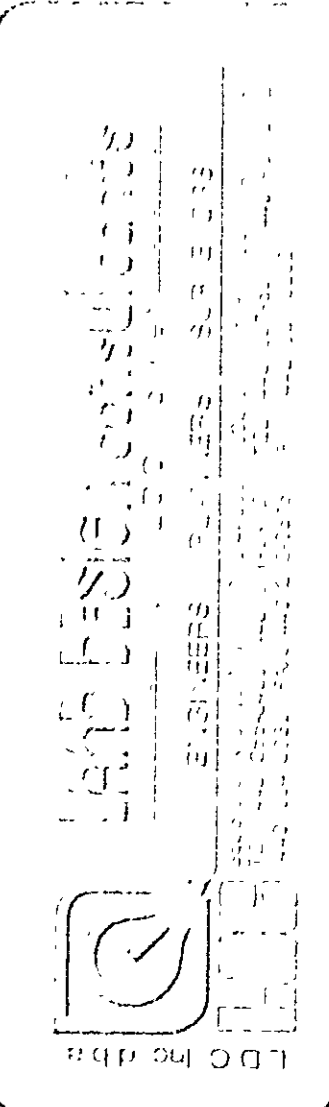
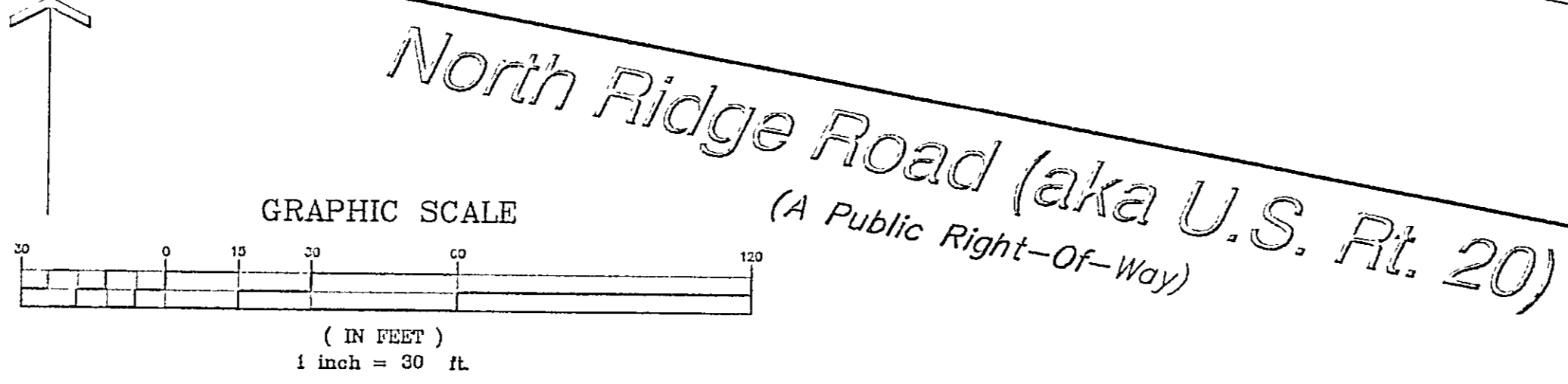
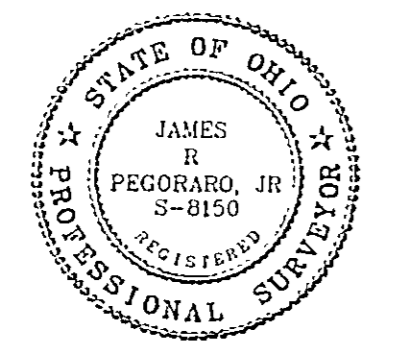
#12) Easements listed in document

- A) Ingress/ Egress over Access Drive - Shown
- B) Storm Sewer Easement - Shown
- C) Sanitary Sewer Easement - Shown
- D) Electric Easement - Blanket?
- E) Gas Easement - Blanket?
- F) Communications Easement - Blanket?



I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

James R. Pegoraro Jr. 5/13/05
James R. Pegoraro Jr., P.S. #8150



DATE: 5/22/05
SCALE: HORIZ. 1"=30'
VERT. 1"=30'
FILENAME: 03-01-05
COMPUTER: S
TAB NAME: LS-3-05

Lot Split & Consolidation
Madison Township - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No. OSAIR1-0503