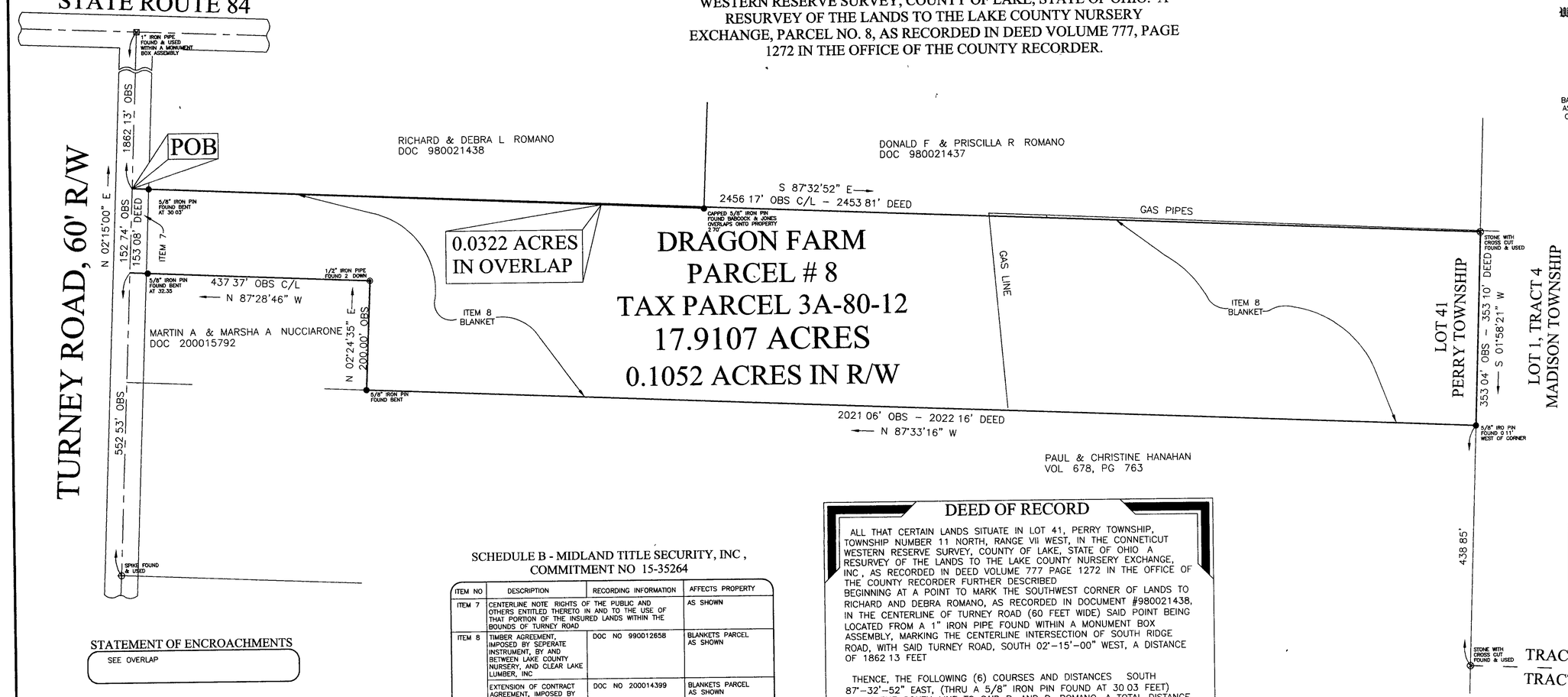
3A-80-12

ALTA / ACSM LAND TITLE SURVEY

ALL THAT CERTAIN LANDS SITUATE IN LOT 41, PERRY TOWNSHIP, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO THE LAKE COUNTY NURSERY EXCHANGE, PARCEL NO. 8, AS RECORDED IN DEED VOLUME 777, PAGE 1272 IN THE OFFICE OF THE COUNTY RECORDER.



STATEMENT OF ENCROACHMENTS

SEE OVERLAP

ZONING INFORMATION

ER-2 - STATE RESIDENTIAL

FLOOD NOTE

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 35 OF 75 COMMUNITY PANEL NUMBER 390771 0035C, WITH AN EFFECTIVE DATE OF JANUARY 2, 1981 THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING

100' 0' 100' 200'

SCALE: 1" = 100'

DATE OF ORIGINAL. APRIL 21 , 2001
REVISION _____ DATE _____ , 2001
REVISION _____ DATE _____ , 2001

SCHEDULE B - MIDLAND TITLE SECURITY, INC , COMMITMENT NO 15-35264

ITEM NO	DESCRIPTION	RECORDING INFORMATION	AFFECTS PROPERTY
ITEM 7	CENTERLINE NOTE RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE INSURED LANDS WITHIN THE BOUNDS OF TURNEY ROAD		AS SHOWN
ITEM 8	TIMBER AGREEMENT, IMPOSED BY SEPERATE INSTRUMENT, BY AND BETWEEN LAKE COUNTY NURSERY, AND CLEAR LAKE LUMBER, INC	DOC NO 990012658	BLANKETS PARCEL AS SHOWN
	EXTENSION OF CONTRACT AGREEMENT, IMPOSED BY SEPERATE INSTRUMENT, BY AND BETWEEN LAKE COUNTY NURSERY, C/O JAMES ZAMPINI, AND CLEAR LAKE LUMBER, INC	DOC NO 200014399	BLANKETS PARCEL AS SHOWN

DEED OF RECORD

ALL THAT CERTAIN LANDS SITUATE IN LOT 41, PERRY TOWNSHIP, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNETICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO A RESURVEY OF THE LANDS TO THE LAKE COUNTY NURSERY EXCHANGE, INC , AS RECORDED IN DEED VOLUME 777 PAGE 1272 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED
BEGINNING AT A POINT TO MARK THE SOUTHWEST CORNER OF LANDS TO RICHARD AND DEBRA ROMANO, AS RECORDED IN DOCUMENT #980021438, IN THE CENTERLINE OF TURNEY ROAD (60 FEET WIDE) SAID POINT BEING LOCATED FROM A 1" IRON PIPE FOUND WITHIN A MONUMENT BOX ASSEMBLY, MARKING THE CENTERLINE INTERSECTION OF SOUTH RIDGE ROAD, WITH SAID TURNEY ROAD, SOUTH 02°-15'-00" WEST, A DISTANCE OF 1862 13 FEET

THENCE, THE FOLLOWING (6) COURSES AND DISTANCES SOUTH 87°-32'-52" EAST, (THRU A 5/8" IRON PIN FOUND AT 30 03 FEET) ALONG THE SOUTH LINE TO SAID R AND D ROMANO, A TOTAL DISTANCE OF 2456 17 FEET TO A STONE FOUND WITH CROSS-CUT, MARKING THE SOUTHEAST CORNER OF LANDS TO DONALD AND PRISCILLA ROMANO, AS RECORDED IN DOCUMENT #980021437, IN THE WEST LINE OF LOT 1, TRACT 4, MADISON TOWNSHIP, AND THE EAST LINE OF LOT 41, PERRY TOWNSHIP

THENCE, SOUTH 01°-58'-21" WEST, ALONG SAID TOWNSHIP LINE, A DISTANCE OF 353 04 FEET TO MARK A POINT AT THE NORTHEAST CORNER OF LANDS TO PAUL AND CHRISTINE HANAHAN, AS RECORDED IN DEED VOLUME 678 PAGE 763

THENCE, NORTH 87°-33'-16" WEST, (THRU A 5/8" IRON PIN FOUND AT 0 11'FEET) ALONG THE NORTH LINE TO SAID P AND C HANAHAN, A DISTANCE OF 2021 06 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE SOUTHEAST CORNER OF LANDS TO MARTIN AND MARSHA NUCCIARONE AS RECORDED IN DOCUMENT #200015792

THENCE, NORTH 02°-24'-35" EAST, ALONG THE EAST LINE OF LANDS TO SAID M AND M NUCCIARONE, A DISTANCE OF 200 00 FEET TO A 1/2"IRON PIPE FOUND TO MARK A POINT AT THE NORTHEAST CORNER THEREOF

THENCE, NORTH 87°-28'-46" WEST, (THRU A 5/8" IRON PIN FOUND AT 405 02 FEET), ALONG THE NORTH LINE TO SAID M AND M NUCCIARONE, A TOTAL DISTANCE OF 437 37 FEET TO MARK A POINT AT THE NORTHWEST CORNER THEREOF, IN THE CENTERLINE OF TURNEY ROAD

THENCE, NORTH 02°-15'-00" EAST, ALONG THE CENTERLINE OF TURNEY ROAD, A DISTANCE OF 152 74 FEET TO THE POINT AND PLACE OF BEGINNING SAID LAND CONTAINING 17 9107 ACRES AS SURVEYED AND DESCRIBED IN APRIL 2001 BY TIMOTHY E STOCKER , P S 7245 CRABBS' SURVEYING ORDER 2733 BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF TURNEY ROAD, NORTH 02°-15'-00" EAST

LEGEND

- IRON PIN FND\SET
- IRON PIPE
- MONUMENT BOX
- STONE WITH CROSS
- SPIKE

CALC CALCULATED
MEAS MEASURED
OBS OBSERVED
PLAT PLAT RECITED
DEED DEED RECITED

CERTIFICATION

TO
Lake County Nursery, Inc
Midland Title Security, Inc
State Bank and Trust Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999 Pursuant to the Accuracy Standard as adopted by the ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further states that

the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys of a RURAL SURVEY

This survey was prepared for the exclusive use of the person or entity named in this certificate and does not extend to any unnamed person or entity without an express recertification by the surveyor naming said person or entity

Date 4-30-01

STATE OF OHIO TIMOTHY E STOCKER No 7245 REGISTERED PROFESSIONAL SURVEYOR

Timothy E Stocker, P S

THE RECORD DOCUMENTS NOTED ON THIS PLAT OF SURVEY ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS DETERMINED BY MIDLAND TITLE SECURITY, INC., AND SET FORTH IN COMMITMENT NO 15-35264 DATED MARCH 15, 2001 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY

CRABBS SURVEYING SERVICE MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT TO SURVEYED PROPERTY

CHK T STOCKER	
DRN S LOVEJOY	
REV	PAGE 1 OF 1

PROJECT ADDRESS: TURNEY ROAD PERRY, OHIO

JOB NUMBER 2733 COMMITMENT NO 15-35264

PROJECT NAME ALTA/ACSM LAND TITLE SURVEY

PROJECT LOCATION LAKE COUNTY, OHIO

PREPARED FOR
LAKE COUNTY NURSERY EXCHANGE, INC.
&
MIDLAND TITLE SECURITY, INC.
&
STATE BANK & TRUST COMPANY

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

U.S. SURVEYOR™
CRABBS' SURVEYING SERVICE
10 WEST ERIE STREET, SUITE 101
PAINESVILLE, OH 44077
1-800-488-3968