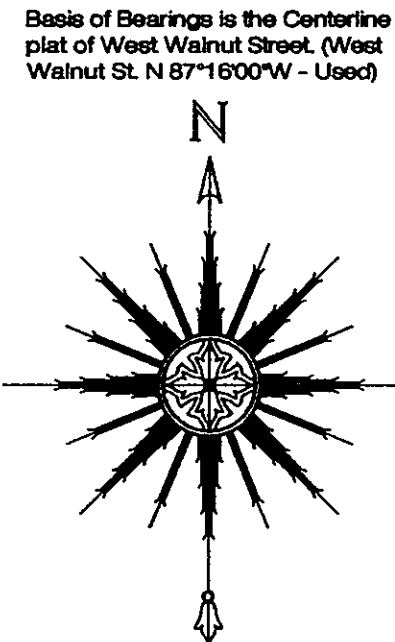


Plat of Lot Split of Lake Erie College

P.P.N. 15C-14-13

Situated in the City of Painesville, County of Lake and State of Ohio and known as being part of the Champion Survey, Tract 3, Township 11 North, Range 8 West of the Connecticut Western Reserve Survey.

March 2009 Scale 1"=50'



| UTILITY LEGEND | |
|----------------|---------------------|
| Water Valve | Guide Wire |
| Water Meter | Power Pole |
| Fire Hydrant | Light Pole |
| Well | Light Pole |
| Gas Valve | Traffic Signal Pole |
| Gas Meter | Traffic Signal Pole |
| Gas Marker | Quadrant Box |
| Quadrant Box | Electrical Box |
| Sign | Telephone (SAC) Box |

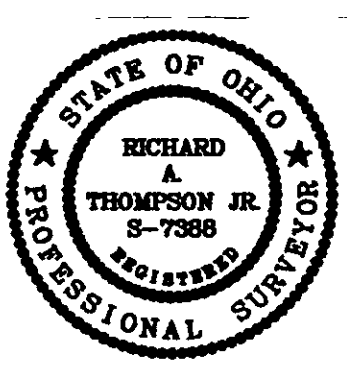
| TOPOGRAPHIC LEGEND | |
|--------------------|---------------|
| Brush Line | Light |
| Tree Line | Utility Pole |
| Fence Line | Sign |
| Landscaping | Sign |
| | Gravel Anchor |

| LINE | LENGTH | BEARING |
|------|--------|-----------------|
| L1 | 1.00 | N 89° 59' 59" W |
| L2 | 1.00 | N 89° 59' 59" W |
| L3 | 1.00 | N 89° 59' 59" W |
| L4 | 1.00 | N 89° 59' 59" W |
| L5 | 1.00 | N 89° 59' 59" W |
| L6 | 1.00 | N 89° 59' 59" W |
| L7 | 1.00 | N 89° 59' 59" W |
| L8 | 1.00 | N 89° 59' 59" W |
| L9 | 1.00 | N 89° 59' 59" W |
| L10 | 1.00 | N 89° 59' 59" W |
| L11 | 1.00 | N 89° 59' 59" W |
| L12 | 1.00 | N 89° 59' 59" W |
| L13 | 1.00 | N 89° 59' 59" W |
| L14 | 1.00 | N 89° 59' 59" W |
| L15 | 1.00 | N 89° 59' 59" W |
| L16 | 1.00 | N 89° 59' 59" W |
| L17 | 1.00 | N 89° 59' 59" W |
| L18 | 1.00 | N 89° 59' 59" W |
| L19 | 1.00 | N 89° 59' 59" W |
| L20 | 1.00 | N 89° 59' 59" W |

ZONING:
R-1 Single Family District per Chapter 1120 of the City of Painesville Zoning Ordinance No. 17-91 (10,000 S.F. Min. Area, 70 Min. Frontage, 10 Skyline Min., 20 Rear Yard Min., Setback depends on which street is used (See Survey).

UTILITIES:
The site and location of underground utilities shown herein, have been obtained by a comprehensive search of available records and verification by field observation has been conducted where practical. All of which are correct to the best of my knowledge and belief. Bearings refer to Walnut Street per Charter Plat prepared by Colburn & Wood, Chartered in February of 1885. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.
Richard A. Thompson, Jr., P.E. 3/13/09

SURVEY CERTIFICATION:
I hereby certify that this plat was prepared from a field survey made under my direct supervision. Measurements were found to be as indicated. Dimensions are expressed in feet and decimal parts thereof. All of which are correct to the best of my knowledge and belief. Bearings refer to Walnut Street per Charter Plat prepared by Colburn & Wood, Chartered in February of 1885. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.
Richard A. Thompson, Jr., P.E. 3/13/09



Overall:
1,463,635 sq. ft.
33.6004 acres

Proposed Split:
295,328 sq. ft.
6.7798 acres

Residual:
26.8206 acres
1,168,307 sq. ft.

- SCHEDULE "I" ITEMS:**
- Right of Way recorded July 13, 1988 in OR 400, Page 109 of Lake County Records, "NOT PLOTTED - TEMPORARY EASEMENT - TERMINATED"
 - Highway Easement recorded July 13, 1988 in OR 400, Page 107 of Lake County Records, "PLOTTED"
 - Highway Easement recorded March 21, 1988 in OR 452, Page 71 of Lake County Records, "PLOTTED"
 - Utility Easement recorded June 25, 1990 in OR 591, Page 109 of Lake County Records, "NOT PLOTTED, BLANKET RECIPROCAL EASEMENT FOR UTILITIES AND FORESTS & EGRESS BETWEEN LAKE ERIE COLLEGE & PHILLIPS-COBBENE SCHOOL"
 - Easement recorded on June 29, 1980 in OR 591, Page 112 of Lake County Records, "NOT PLOTTED, EASEMENT OR RIGHT-OF-WAYS BETWEEN LAKE ERIE COLLEGE & PHILLIPS-COBBENE SCHOOL"
 - Declaration of Easements and Restrictions recorded on August 6, 1988 as Document No. 8900208 of Lake County Records, "NOT PLOTTED, RECIPROCAL EASEMENTS & RESTRICTIONS OVER P.P.N. 15C-14-13, 15C-14-12, 15C-14-1 & 15C-14-16"
 - CR & Gas Lines recorded in Volume 23, Page 1131 of Lake County Records, "NOT PLOTTED, BLANKET EASEMENT OVER LANDS OF LAKE ERIE COLLEGE MAN CAMPUS"
- Note: All items have been filed regarding the items set forth above as Volume 877, Page 109 of Lake County Records, "NOTED THAT P.P.N. 15C-14-21 & 15C-14-22 ARE NOT INCLUDED IN THE ABOVE"

Land Remaining in Lake Erie College
P.P.N. 15C-14-13
Doc. #2009R005750
26.8206 acres
1,168,307 sq. ft.

Survey References:
Plat of the Original Champion Survey (Original Certificate as Shown Appendix)
Centerline Survey Plat for West Walnut Street C.D.D.T. Project No. M-A-7711) Dated Feb. 1988 (Used To East, West, Walnut Street)
Survey Record Bk. No. 1, Page 236 1/8/85
Survey Record Bk. No. 2, Page 5 1/8/85
C.C.E.C. (Used To East, West, Walnut St. Victoria's Neighborhood)
Painesville City Strip Maps, Prepared by Orsburn & Fullerton
LAK 20 114-24-16-28 State Plane 1653 - Used To East, Centerline of R. 20 (Mentor Ave.)
Lake County Deeds, Tax Maps & Record Plat