2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

BENCHMARK: TOP OF HYDRANT AS SHOWN
ELEVATION=635.58

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING
C1	48.51	1453.39	48.51	1°54'59"	N1°57'03"E
C2	82.39	1383.66	82.38	3°24'58"	N0°39'08"E
C3	82.44	4788.66	82.44	1°04'58"	N1°51'51"E

WOOD ROAD 60'
N88°53'06"W
85.06' ACT/ 85.10' PLAT
N00°04'17"W
1256.75' ACT/1272.60' PLAT
S89°03'58"E
85.31' ACT
85.10' PLAT
N00°03'36"W
1257.01' ACT/1272.75' CALC
TBM=635.58
1.2768 ACRE
55,619 S.F.
PARCEL
1.1806 ACRE
51,429 S.F.
PARCEL
ZONE
R-80 R-MF-L
ZONE
G-B
C1
C2
C3
CENTERLINE PLAT VOL. N, PG. 75
125.00' State/Meas
130.00' State/Meas
235.00' State/Meas
STATE ROUTE 2
LAKE-2.42
PC-214 - 18.54
235.00 St./Meas.
125.00' State/Meas.
Channel Agreement
LOT NO 15
LOT NO 14

LEGAL DESCRIPTION FROM EXAM

The Commitment's Legal Description

Situated in the City of Willoughby, County of Lake and State of Ohio: And known as the East one-half of Lot No. 11 of Edward J. Dickey's and James C. Campbell's Ward Farm Allotment in said Township as per the recorded plat thereof in Lake County Office Records of Plats, Volume 11, Page 37, except the part of said land conveyed and or appropriated to the State of Ohio for perpetual easement for highway purposes, as appears in proceedings in the Common Pleas Court of Lake County, Ohio Action Court Case No. 33760.

LEGAL DESCRIPTION OF 4.1.2768 ACRE PARCEL (1.0955 ACRES NET)

Situated in the City of Willoughby, County of Lake and State of Ohio and known as being part of Lot No. 11, Dickey Farms, Township 55 North, Range 9 West of the Connecticut Western Reserve.

Beginning at a 5/8"x30" iron pin found in the intersection of the centerline of Wood Road, 60 feet wide, and the centerline established by Ordinance 86-146 of Willoughby and the Lake-2.42 Municipal Limits; North 88°53'06" West, along the centerline of said Wood Road, a distance of 213.69 feet to the northeast corner of land conveyed to Warren A. Harrison by deed recorded in Volume 873, Page 546 of Lake County Deed Records (PPN-27-04-323) and the Principal Place of Beginning;

COURSE I: Thence South 00°04'17" East, along the westerly line of said Harrison, passing through an iron pin set at 30.00 feet on the southerly right-of-way of said Wood Road and passing through an iron pin set at 556.77 feet on the northwesterly limited access line of State Route No. 2, as shown on LAK-2.42, right-of-way, limited access plans, a total distance of 663.70 feet to the centerline of said State Route No. 2;

COURSE II: Thence 48.51 feet along said centerline along the arc of a curve, deflecting to the right, said curve having a radius of 1383.66 feet, a delta of 01°59'30" and a chord which bears South 75°20'07" West a distance of 48.51 feet to a point on the easterly line of land conveyed to Arthur H. Kiss by deed recorded in Document No. 2000030149 of Lake County Records (PPN-27-04-321);

COURSE III: Thence North 00°03'36" West, along the easterly line of said Kiss, passing through an iron pin set at 634.05 feet on the north easterly limited access line of said State Route No. 2 and passing through an iron pin set at 635.22 feet on the southerly right-of-way of said Wood Road, a total distance of 665.22 feet to the centerline of said Wood Road;

COURSE IV: Thence South 85°31'58" East, along the centerline of said Wood Road, a distance of 85.06 feet to the Principal Place of Beginning and containing 1.2768 Acres (55,619 square feet) of land of which 0.1940 acres (8,451 square feet) are in the northerly right-of-way of said Wood Road and 0.1032 acres (4,495 square feet) are in the northerly right-of-way of said State Route No. 2, for a net total of 0.9551 acres, according to a survey performed by Richard A. Thompson, P.S. No. 7388 of LDC, Inc. in January 2005, subject to all legal highways and easements of record. All iron pins set are 5/8 inch by 30 inch long rebar with yellow plastic cap stamped "LDC Inc". Bearings used in this description are based on the centerline of Wood Road being North 88°53'06" West.

LEGAL DESCRIPTION OF 4.1.1806 ACRE PARCEL (0.9229 ACRE NET)

Situated in the City of Willoughby, County of Lake and State of Ohio and known as being part of Lot No. 11 and Lot No. 14, Gates Heath Amended 10 Acres, Range 9 West of the Connecticut Western Reserve.

Beginning at a 5/8 inch iron pin found at the intersection of the centerline of Wood Road, 60 feet wide, and the centerline established by Ordinance 86-146 of Willoughby and the City of Mentor. Thence, North 88°53'06" West, along the centerline of said Wood Road, a distance of 213.69 feet to the northeast corner of land conveyed to Warren A. Harrison by deed recorded in Volume 873, Page 546 of Lake County Deed Records (PPN-27-04-323). Thence South 00°04'17" East, along the west line of said Harrison, a distance of 642.50 feet to the centerline of State Route No. 2 as shown on LAK-2.42, right-of-way, limited access plans, and the Principal Place of Beginning;

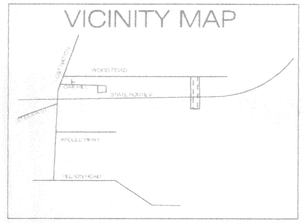
COURSE I: Thence South 00°04'17" East, a distance of 615.25 feet to a 3/4 inch iron pipe found at the southwest corner of land conveyed to Madison Route 20, LLC by deed recorded in Document No. 200008107639 of Lake County Records (27-B-47A-24) and on the northerly line of land conveyed to Madison Industrial Campus by deed recorded in Document No. 200109006 of Lake County Records (PPN-27B-47-17);

COURSE II: Thence North 89°03'58" West, along the north line of said Madison Industrial Campus, a distance of 85.31 feet to a 3/4 inch iron pipe found at the southeast corner of land conveyed by deed to Kiss by deed recorded in Document No. 2000029149 of Lake County Records (PPN-27B-47-21);

COURSE III: Thence North 00°03'36" East, along the east line of said Kiss, a distance of 797.50 feet to the centerline of said State Route No. 2;

COURSE IV: Thence 82.44 along said centerline along the arc of a curve deflecting to the left, said curve having a radius of 4788.66 feet, a delta of 01°04'58" and a chord which bears North 11°29'52" East a distance of 82.44 feet to the True Principal Place of Beginning and containing 1.1901 acres (51,829 square feet) of land of which 0.2572 acres (10,987 square feet) are in the southerly right-of-way of said State Route No. 2, for a net total of 0.9229 acres, according to a survey performed by Richard A. Thompson, P.S. No. 7388 of LDC, Inc. in January 2005, subject to all legal highways and easements of record. All iron pins set are 5/8 inch by 30 inch long rebar with yellow plastic cap stamped "LDC, Inc". Bearings used in this description are based on the centerline of Wood Road being North 88°53'06" West.

VICINITY MAP



ZONING

NORTH PARCEL IS ZONED R-80 (ONE FAMILY 80) & R-MF-L (MULTI FAMILY LOW RISE) AND THE SOUTH PARCEL IS ZONED G-B (GENERAL BUSINESS)

UTILITY LEGEND

Cleanout	Water Valve	Guide Wire	Tree
Curb Basin	Water Meter	Power Pole	Pine Tree
Curb Inlet	Fire Hydrant	Light Power Pole	Bush
Yard Drain	Well	Light Pole	
Manhole	Gas Valve	Traffic Signal Pole	
Sanitary Manhole	Gas Meter	Traffic Signal Box	
Storm Manhole	Mailbox	Electrical Box	
Storm Inlet MH	Guard Post	Telephone (SAC) Box	
Inlet w/Down Spout	Sign		

SCHEDULE "B" ITEMS

SCHEDULE B - Section 2

(3) Appropriation by the State of Ohio Easements for Highway Purposes contained in the Common Pleas Court Case No. 33760. PLOTTED

(4) Mineral Rights as contained in Quit Claim deed from Midway Industrial Campus, LLC and Madison Route 20, LLC, an Ohio Limited Liability Company to Angarus Oil & Gas Company, Ltd., an Ohio Limited Liability Company, filed in Docutuses No. 200303030416 of Lake County Records. NOT PLOTTED, APPLIES TO SUBJECT PROPERTY AND MORE LAND

(5) Grantors Declaration of Restriction to run with the land filed in Document No. 200408056255 of Lake County Records. NOT PLOTTED, APPLIES TO SUBJECT PROPERTY AND MORE LAND

APPARENT ENCROACHMENTS

No Apparent Encroachments.

BASIS OF BEARINGS

CENTERLINE OF WOOD ROAD BEING N-88-53-00-W

SURVEY LEGEND

Iron Pin Found (Size survey) — Meas. = Measured — Dd. = Deed
Iron Pipe Found (Size Survey) — Plat = Subdivision Plat — Rec. = Record
5/8" x 30" Iron Pin Set — D,M = Deed & Measured — Act. = Actual

OUPS INFO:

The size & location, both horizontal and vertical, of the underground utilities shown hereon, have been obtained by a search of available records. Verification by field observation has been conducted where practical. However, this inc. Does not guarantee the completeness nor accuracy thereof. This survey subject to change upon receipt of any additional available underground utility information.

FLOOD NOTE

Subject Property is Located in " ZONE C " as shown by Lake, Ohio Community Panel 390323000201 Panel 2I16 & 3900230003A PANEL 3I6, Dated 1/16/1981.

CERTIFICATION

To: OSAIR, INC.; and LAKE COUNTY TITLE, LLC:

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 Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that Proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys." SURVEY IS BASED ON LAKE COUNTY TITLE, LLC TITLE EXAM DATED 12-27-04, COMMITMENT NO. 04120220

Date: 1/26/05

THOMAS A. THOMPSON S-7388 REGISTERED PROFESSIONAL SURVEYOR

REV. No.		DATE	BY	CHKD

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
8585 East Avenue, Mentor, Ohio 44060 1500 Lear Ind. Park Suite 14, Avon, 44011
TEL (440) 255-9463 (440) 951-LAND TEL (440) 937-6400 (440) 937-5602
(440) 354-6808 FAX (440) 255-9675 FAX (440) 937-5603

MADISON ROUTE 20, LLC
ALTA/ACSM LAND TITLE SURVEY
WILLOUGHBY-LAKE-OHIO

DATE: 1-26-05
SCALE: HOR. 1"=50'
VERT. N/A
FILENAME: ALTA-012105
COMPUTER S:
TAB NAME

PPN-27B-47A-22

SHEET 1 OF 1
CONTRACT No. OSAIR1-0413