

ALTA ACSM Land Title Survey OF P.P.N. 16A-26-41

Part of The Russell Lot, Tract 6, Original Mentor Township 10
North, Range 9 West of the Connecticut Western Reserve
City of Mentor, Lake County, Ohio
July 2009 Scale 1"=30'

Legal Description:



LDC, Inc. d/b/a Land Design Consultants
9025 Osborne Drive, Mentor, OH 44060
(440) 255-8463 (440) 951-5283 (440) 255-9575 fax

AUGUST 10, 2009
LEGAL DESCRIPTION
OF A
1.7403 ACRE PARCEL

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of the Russell Lot, Tract 6, Township 10 North, Range 9 West of the Connecticut Western Reserve.

Beginning at the centerline of Chillicothe Road, 60 (sixty) feet wide and Reedhurst Lane, 50 (fifty) feet wide, as shown by the Reedhurst Estates Subdivision as recorded in Volume 34, Page 22 of Lake County Plat Records.

Thence North 03°29'14" East, along the centerline of said Chillicothe Road, 149.95 feet to the Principal Place of Beginning.

COURSE I Thence continuing North 03°29'14" East, along the centerline of Chillicothe Road, 11.00 feet to the southwest corner of and conveyed to DeWayne B. & Carol A. Bennett by deed recorded in Volume 133, Page 27 of Lake County Official Records (PPN: 16-A-026-0-00-042-0).

COURSE II Thence North 89°51'50" East, along the southerly line of said Bennett, passing through the easterly side of said Chillicothe Road at 30.08 feet said point being 1.90 feet north and 0.45 feet west of a 5/8 inch iron pin found east, a total distance of 300.00 feet to a 5/8 inch iron pin found (1 D. "Benchmark") at the southeast corner thereof.

COURSE III Thence North 03°29'14" East, along the westerly line of said Bennett, passing through a 5/8 inch iron pin found at 34.52 feet and also along the easterly line of land conveyed to Michael S. Yesso by deed recorded in Document No. 1986080802 of Lake County Records (PPN: 16-A-026-0-00-035-0), a total distance of 120.85 feet to a point in an existing pond, said point also being the southeast corner of land conveyed to Maureen Osborne, Tr. by deed recorded in Document No. 19827106636 (PPN: 16-A-026-0-00-048-0) of Lake County Records.

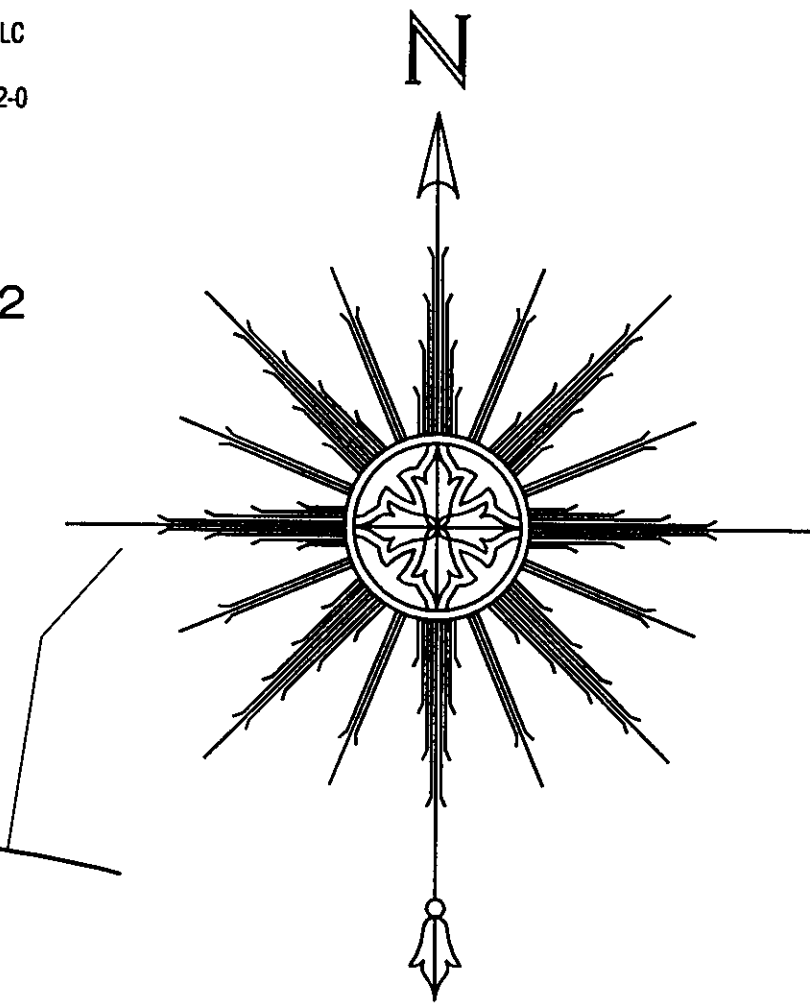
COURSE IV Thence North 89°51'50" East, along the southerly line of said Osborne, Tr., passing by a 5/8 inch iron pin found 0.88 feet south at 33.95 feet, a total distance of 314.28 feet to the southeast corner thereof, said point being 0.38 feet west and 0.65 feet north of a 1/4 inch iron pin found.

COURSE V Thence South 01°30'00" West, along the westerly line of Sublot 12 of said Reedhurst Estates Subdivision, 191.50 feet to a 5/8 inch iron pin found (1 D. "LDC, INC.") at an angle point therein.

COURSE VI Thence South 89°51'25" West, along the northerly line of said Sublot 12 and the northerly line of Sublot 1 of said Reedhurst Estates Subdivision, passing through a 1/2 inch iron pin found at 500.25 feet, 620.12 feet to the Principal Place of Beginning and containing 1.7403 acres (75,808 square feet) of land of which 0.0420 acres (1,830 square feet) are in the right-of-way according to a survey performed by Richard A. Thompson, Jr., P.E. No. 7388 of LDC, Inc. in July of 2009, be the same, more or less, but subject to all legal highways and easements of record. Bearings used in this description are based on said Reedhurst Estates Subdivision plat. All iron pins set are 5/8 inch x 30 inch long rebar with yellow plastic cap stamped "LDC, INC." It is expressly understood that the above described parcel of land describes all that property ceded in the deed of Peggy Hill, Tr. in Volume 943, Page 678 of Lake County Deed Records.

CHILICOTHE SQUARE LLC
REEDHURST LN
PPN:16-A-026-K-00-012-0
O.R. 34-22
AC:0.432

S/L No. 12



Graphic Scale
30 0 15 30
1"=30'

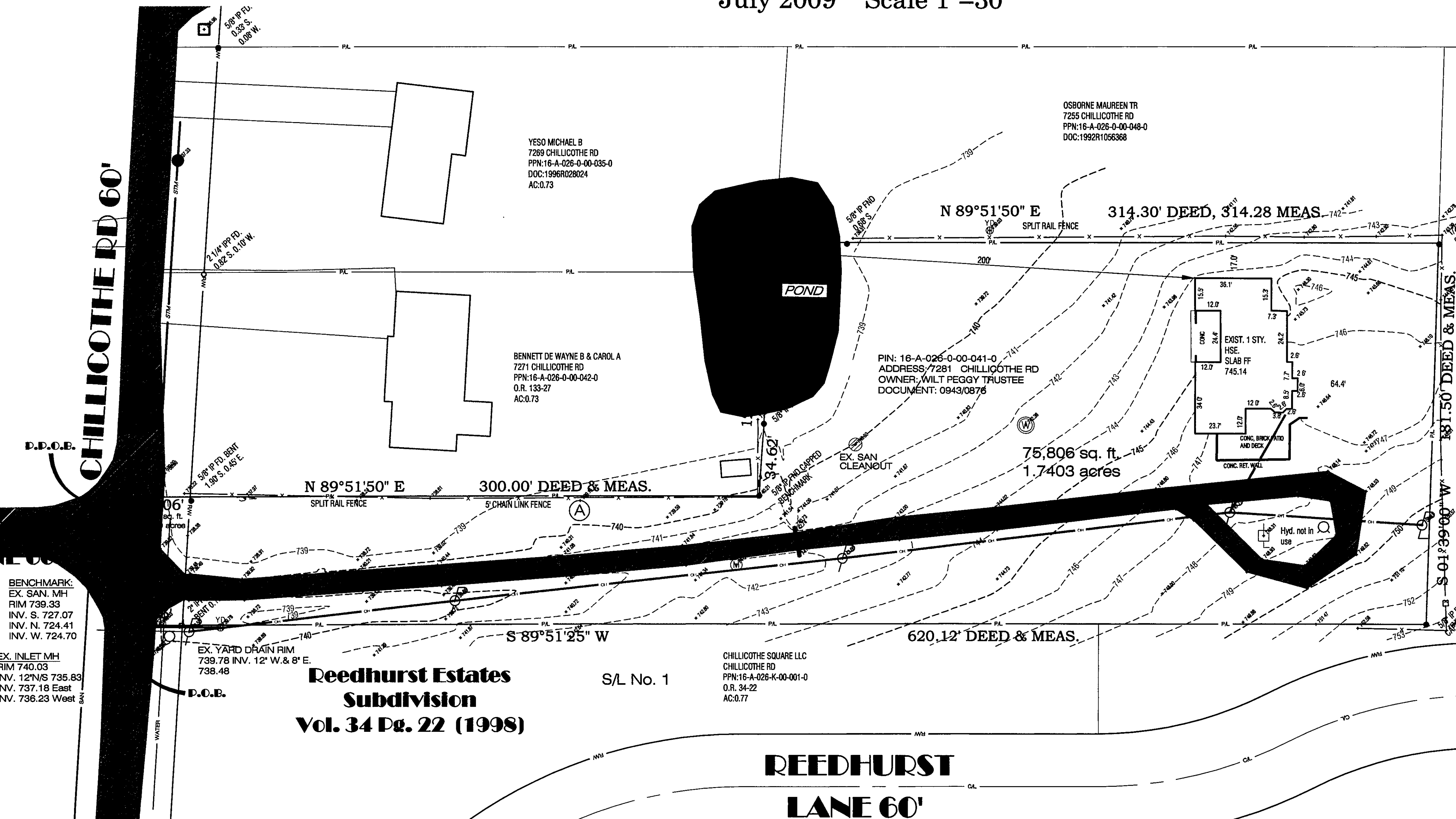
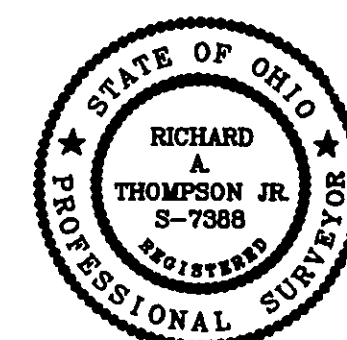
Certification:

TO: JTO Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "minimum standard detail requirements for alts/acsm and title surveys," jointly established and adopted by alts and nsps in 2005, pursuant to the accuracy standards as adopted by alts and nsps and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Ohio, the relative positional accuracy of this survey does not exceed that which is specified therein, survey based on Chicago Title Insurance Company order number 029330803, Dated 7-20-09.

DATE: 8/13/09

Richard A. Thompson Jr.
RICHARD A. THOMPSON JR. P.E. #7388



Utility Legend:

- | | | | |
|-----------------------|----------------|-----------------------|----------------|
| ○ Clean Out | ⊗ Water Valve | → Guide Wire | ⊗ Tree |
| □ Catch Basin | ⊗ Water Meter | ⊗ Power Pole | ⊗ Pine Tree |
| □ Curb Inlet | ⊗ Fire Hydrant | ⊗ Light Power Pole | ⊗ Bush |
| ⊗ Yard Drain | ⊗ Well | ⊗ Light Pole | ⊗ Power Trans. |
| ○ Manhole | ⊗ Gas Valve | ⊗ Traffic Signal Pole | ⊗ Mailbox |
| ⊗ Sanitary Manhole | ⊗ Gas Meter | ⊗ Traffic Signal Box | |
| ○ Storm Manhole | ⊗ Gas Marker | ⊗ Electrical Box | |
| ⊗ Storm Inlet MH | ⊗ Guard Post | ⊗ Telephone (SAC) Box | |
| ⊗ HD House/Down Spout | ⊗ Sign | | |

Schedule "B" Items:

No Easements Listed in Title Exam

Basis of Bearings:

Reedhurst Estates Plat

Zoning:

Subject property is zoned R-4 Single Family Residential 22,000 S.F.

Encroachments:

(A) Fences Over Property Line ± 1'

Flood Note:

Subject Property is Located in "ZONE C" (Area of minimal flooding), as shown by Lake County, Ohio Community Panel 3903170010C, Dated 3-15-1984.

LAND DESIGN CONSULTANTS
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive, Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
(440) 354-6938 FAX: (440) 255-9575



DATE: 8/11/09
SCALE: HOR. 1"=30'
VERT. _____
FILENAME: ALTA Survey 2009
COMPUTER: S:
TAB NAME: _____

SHEET OF
1 / 1
CONTRACT No.
JTOIN1-0903