

LEGAL DESCRIPTION FOR A 2.5666 ACRES PARCEL

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL MENTOR TOWNSHIP LOT NO. 5 IN TRACT 8, FURTHER KNOWN AS BEING PART OF LANDS CONVEYED TO HOME SAVINGS & LOAN COMPANY OF YOUNGSTOWN OHIO BY DOCUMENT NO. 2008027363 OF THE LAKE COUNTY RECORDS, PP#16-C-078-0-00-016-0;

BEGINNING AT A PK NAIL FOUND IN THE INTERSECTION OF THE CENTERLINES OF CENTER STREET (S.R. 615) R/W VARIES AND WESTPORT DRIVE, 60 FOOT R/W;

THENCE S87°27'30"E ALONG THE CENTERLINE OF SAID WESTPORT DRIVE, A DISTANCE OF 353.29 FEET TO A POINT;

THENCE SOUTH 02°32'30" WEST, A DISTANCE OF 33.34 FEET TO A 3/4" IRON PIN FOUND IN THE SOUTHERLY R/W OF SAID WESTPORT DRIVE, SAID POINT BEING THE NORTHEASTERLY CORNER OF LANDS CONVEYED TO WESTPORT DRIVE LLC AS RECORDED IN DOCUMENT NO. 2002R026352 OF THE LAKE COUNTY DEED RECORDS, PP#16-C-078-0-00-025-0, AND BEING THE PRINCIPAL PLACE OF BEGINNING;

COURSE I: THENCE SOUTH 87°27'30" EAST ALONG THE SOUTHERLY R/W OF SAID WESTPORT DRIVE, A DISTANCE OF 425.68 FEET TO A 3/4" IRON PIN FOUND, CAPPED "AZTECH 8249", SAID POINT BEING THE NORTHWESTERLY CORNER OF LANDS CONVEYED TO MENTOR SCHOOLS CREDIT UNION AS RECORDED IN DOCUMENT NO. 2002R021161 OF THE LAKE COUNTY DEED RECORDS, PP#16-C-078-0-00-024-0;

COURSE II: THENCE SOUTH 02°32'30" WEST ALONG THE WESTERLY LINE OF SAID CREDIT UNION, A DISTANCE OF 262.64 FEET TO A 3/4" IRON PIN FOUND, CAPPED "AZTECH 8249", SAID POINT BEING IN THE NORTHERLY LINE OF LANDS CONVEYED TO RICH HILL INC. AS RECORDED IN DEED VOLUME 353, PAGE 340 OF THE LAKE COUNTY DEED RECORDS, PP#16-C-078-0-00-014-0;

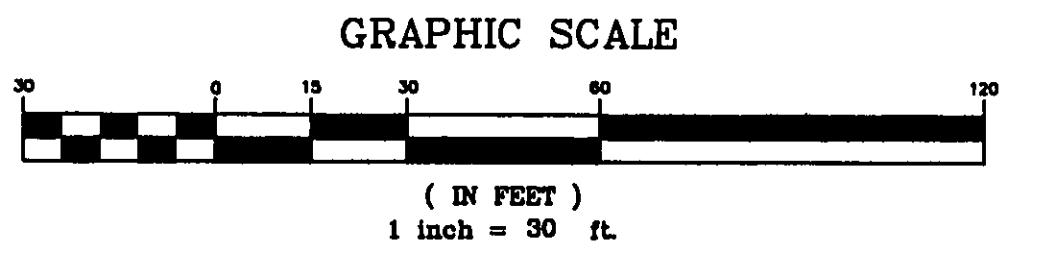
COURSE III: THENCE NORTH 87°27'30" WEST ALONG THE NORTHERLY LINE OF SAID RICH HILL INC., A DISTANCE OF 425.68 FEET TO A 3/4" IRON PIN FOUND, CAPPED "AZTECH 8249", SAID POINT BEING IN THE NORTHERLY LINE OF LANDS CONVEYED TO DAVID BOLGER TRUSTEE AS RECORDED IN DOCUMENT NO. 2007R04257, PP#16-C-078-0-00-015-0 AND ALSO BEING THE SOUTHEASTERLY CORNER OF LANDS CONVEYED TO JOSEPH BENEDICT AS RECORDED IN DOCUMENT NO. 2008R013043 OF THE LAKE COUNTY DEED RECORDS, PP#16-C-078-0-00-018-0;

COURSE IV: THENCE NORTH 02°32'30" EAST ALONG THE EASTERLY LINE OF SAID BENEDICT & WESTPORT DRIVE LLC, A DISTANCE OF 262.64 FEET TO THE PRINCIPAL PLACE OF BEGINNING.

SAID PARCEL CONTAINING 2.5666 ACRES OR 111,801 SQ. FT. OF LAND BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AS SURVEYED AND DESCRIBED IN JUNE, 2010 BY STAN R. LOCH, REGISTERED OHIO SURVEYOR NUMBER 8249. BEARINGS ARE BASED ON THE CENTERLINE BEARING OF WESTPORT DRIVE PER A SURVEY BY AZTECH ENGINEERING & SURVEYING DATED OCTOBER, 2004 AND ARE INTENDED TO DEFINE INTERIOR ANGLES ONLY; THE INTENT OF THE ABOVE DESCRIPTION IS TO DESCRIBE A 2.5666 ACRE PARCEL OF LAND CONVEYED TO HOME SAVINGS & LOAN COMPANY OF YOUNGSTOWN OHIO AS RECORDED IN DOCUMENT NO. 2008R027363 OF THE LAKE COUNTY DEED RECORDS, PP#16-C-078-0-00-016-0.

LEGEND

- = IRON PIN FND
- = IRON PIPE FND
- = MONUMENT BOX
- ⊙ = SANITARY MANHOLE
- ⊕ = STORM MANHOLE
- ⊗ = WATER VALVE
- ⊠ = GAS METER
- ⊡ = CATCH BASIN
- = LANDSCAPING AREA
- ⊞ = CURB INLET
- ⊛ = LIGHT POLE
- ⊙ = FIRE HYDRANT
- ⊙ = TREE
- ⊙ = DOWN SPOUT
- ⊙ = FIRE CONNECTION
- ⊙ = AIR CONDITIONING UNIT
- ⊙ = CLEAN OUT
- ⊙ = TRANSFORMER PAD
- ⊙ = CURB SLOT



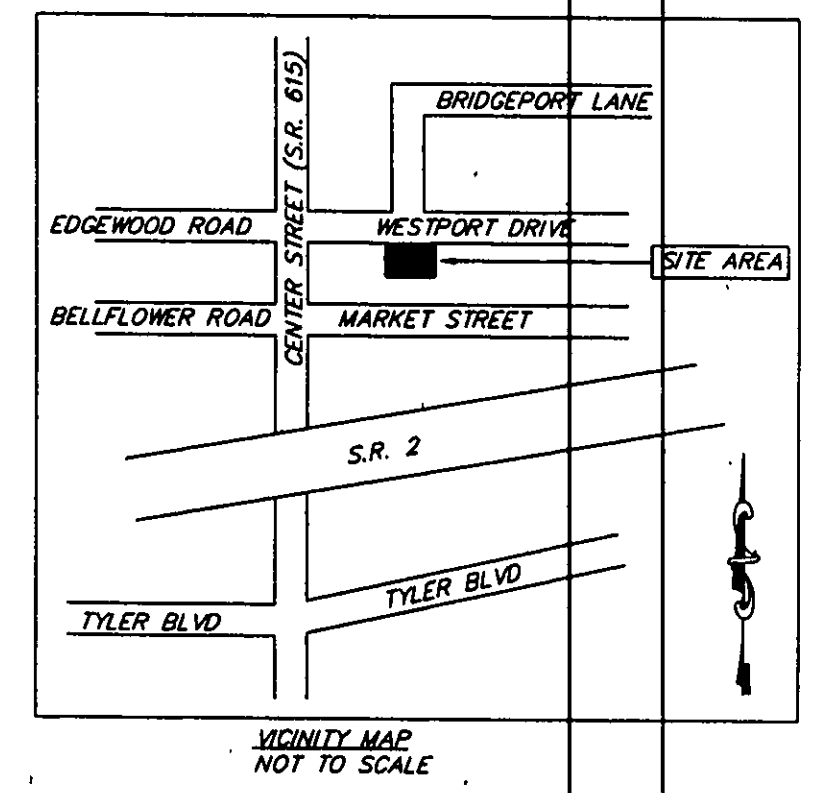
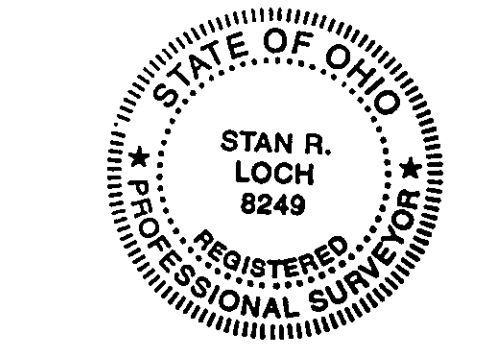
SCHEDULE B - SECTION 2
9. UTILITY EASEMENT AND OPTION TO AQUA OHIO, INC. FILED FOR RECORD FEBRUARY 3, 2006, IN INSTRUMENT NO. 2006R04305, OF THE LAKE COUNTY RECORDS. (PLOTTABLE)

REFERENCES:
ALTA/ACSM SURVEY BY AZTECH ENGINEERING & SURVEYING DATED, NOVEMBER, 2004
DESIGN PLANS BY AZTECH ENGINEERING & SURVEYING REVISED DATE, AUGUST, 2005

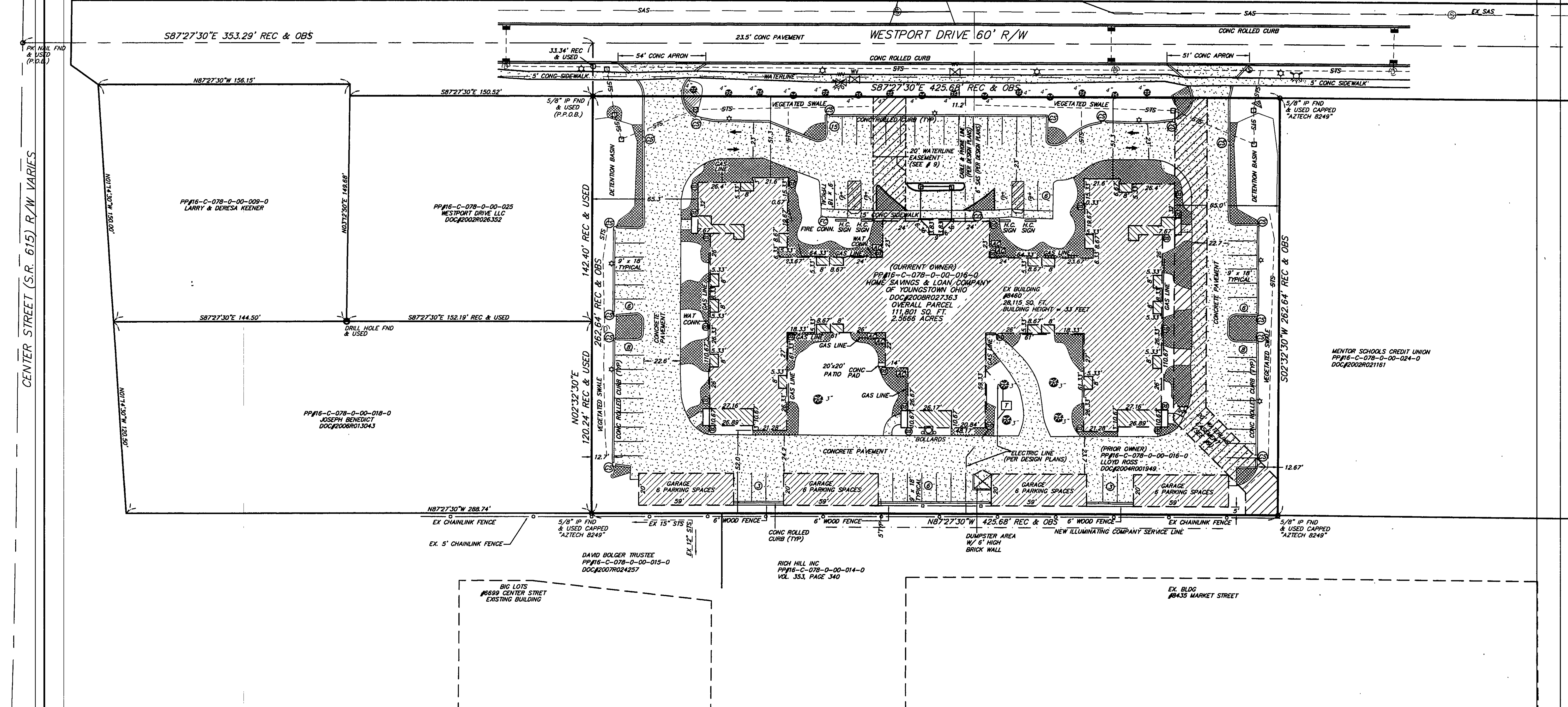
THIS IS TO CERTIFY TO GOVERNORS PORT LLC & COMMONWEALTH SUBURBAN TITLE AGENCY, INC., THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 9, 10, 11, 13 & 14 OF TABLE A THEREOF; AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA 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.

STAN R. LOCH
REG SURVEYOR #8249

DATE: 6-21-10



CURRENT ZONING: R-10 MULTI-FAMILY
MIN SETBACK, SIDEYARD & REARYARD: ESTABLISHED BY DEVELOPMENT PLAN
MAX HEIGHT: 50 FEET



CENTER STREET (S.R. 615) R/W VARIES

NO.	DATE	DESCRIPTION	BY

ALTA/ACSM SURVEY FOR
GOVERNORS PORT LLC
8460 WESTPORT DR
PP#16-C-078-0-00-016-0
CITY OF MENTOR, LAKE COUNTY, OHIO

8245 WARNER ROAD, SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071 FAX 216-369-0259

ENGINEERING and SURVEYING
Civil Engineering - Land Surveying

HORIZ. SCALE:	1" = 30'	VERT. SCALE:	
DRAWN BY:	CL	DATE:	6/18/10
CHECKED BY:	SRL	DRAWING NO.:	ALTA-2010
JOB NO.:	131438	SHEET	1 OF 1