

DESCRIPTION OF PARCEL

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO AND BEING KNOWN AS A PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 1. MORE DEFINITELY DESCRIBED AS FOLLOWS;

COMMENCING AT A MONUMENT BOX FOUND AT THE INTERSECTION OF THE SOUTHERLY LINE OF SHEFFIELD TOWNSHIP AND THE CENTERLINE OF ABBE ROAD;

THENCE NORTH 00' 36' 16" EAST IN THE CENTERLINE OF ABBE ROAD, 445.80 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE, NORTH 88' 59' 25" EAST, 40.02 FEET TO A 1" PIPE FOUND AT THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00" 36' 16" EAST IN THE EASTERLY RIGHT OF WAY LINE OF ABBE ROAD, 229.37 FEET TO A 1" PIPE FOUND AT THE SOUTHWESTERLY CORNER OF LANDS CONVEYED TO RICHARD M. AND SHARON A. SWEDA AS RECORDED IN INSTRUMENT NO. 970482489 OF THE LORAIN COUNTY LAND RECORDS;

THENCE LEAVING SAID RIGHT OF WAY, NORTH 88' 58' 10" EAST IN THE SOUTHERLY LINE OF SAID LANDS, 309.78 FEET TO A 1" PIPE FOUND ON THE WESTERLY LINE OF LANDS CONVEYED TO WILLIAM SCHWARTZ AS RECORDED IN O.R. 741 AT PAGE 796 OF THE LORAIN COUNTY OFFICIAL RECORDS;

THENCE SOUTH 00' 36' 27" WEST IN SAID LINE AND IN THE WESTERLY LINE OF LANDS CONVEYED TO ELIZABETH P. THOMAS AS RECORDED IN O.R. 1451 AT PAGE 530 OF THE LORAIN COUNTY OFFICIAL RECORDS, A DISTANCE OF 229.48 FEET TO THE SOUTHWESTERLY CORNER OF SAID THOMAS'S LAND; SAID CORNER BEING WITNESSED BY A 1" PIPE FOUND 0.19 FEET SOUTH;

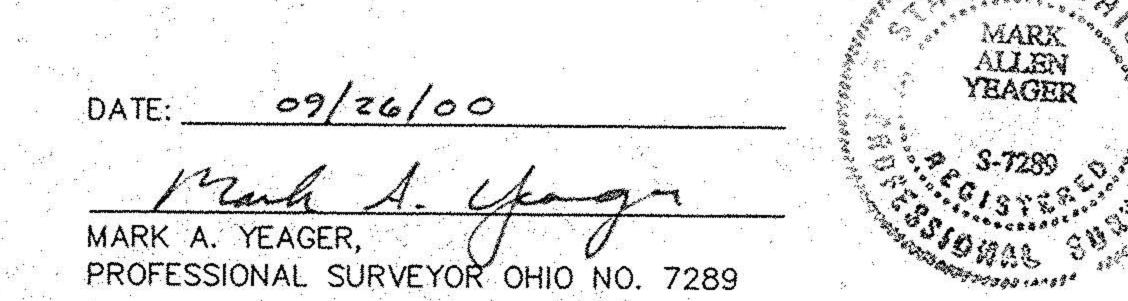
THENCE SOUTH 88' 59' 25" WEST IN A NORTHERLY LINE OF LANDS CONVEYED TO GJMJ, LTD. AS RECORDED IN INSTRUMENT NO. 990641197, A DISTANCE OF 309.76 FEET TO THE POINT OF BEGINNING;

CONTAINING WITHIN SAID BOUNDS 1.6309 ACRES OF LAND BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AS SURVEYED BY KS ASSOCIATES, INC. IN AUGUST, 2000.

SURVEYOR'S CERTIFICATION:

TO: LAWYERS TITLE INSURANCE CORP. AND GORDON FOOD SERVICE, INC. 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, AND INCLUDES ITEMS 1, 2, 3, 5, 6, 7a, 7b1, 7c, 9, 10, 11b, 14, 15 AND 16 OF TABLE A THEREOF. 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 THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

MARK ALLEN YEAGER



LEGEND

口 STUMP

- PINE TREE
- O IRON PIN/PIPE FOUND
- \$\phi\$ UTILITY POLE
- T SIGN
- O SHRUB
- O MANHOLE
- SOIL BORE
- BENCHMARK
- CENTER LINE R/W RIGHT OF WAY

ABBREVIATIONS

- STMH = STORM MANHOLE
- FND = FOUNDOHE/T = OVERHEAD ELECTRIC AND TELEPHONE
- P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING
- SAN = SANITARY LINE STM = STORM LINE WAT = WATER LINE
- CONC. = CONCRETE (S) = SURVEYED
- (R) = RECORDBM = BENCHMARK

1) THE SURVEY SHOWN HEREON LIES WITHIN ZONE "C" (AREA OF MINIMAL FLOODING) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF SHEFFIELD, OHIO, COMMUNITY PANEL NO. 390354 0005 B ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AND HAVING AN EFFECTIVE DATE OF JUNE 18, 1980.

MINIMUM LOT AREA: 30,000 SQUARE FEET MINIMUM LOT WIDTH: 150 FEET MINIMUM FRONT BUILDING SETBACK: 50 FEET

ADJACENT TO RESIDENTIAL DISTRICT: 50 FEET FRONT PARKING SETBACK: 20 FEET

ADJACENT TO RESIDENTIAL DISTRICT: 25 FEET ADJACENT TO NON-RESIDENTIAL DISTRICT: 5 FEET

NO FENCE SHALL EXCEED SIX (6) IN HEIGHT IN ANY REAR OR SIDE YARD, OR EXCEED 3 FEET IN HEIGHT IN ANY FRONT YARD.

DÉNOTE ANGLES ONLY.

SURVEY RELATED TITLE EXCEPTIONS LAWYERS TITLE INSURANCE CORPORATION TITLE COMITTMENT NO. 135577L EFFECTIVE DATE: JUNE 21, 2000

EASEMENT RECORDED IN DEED VOLUME 726, PAGE 30, OF LORAIN

9) RIGHT OF WAY RECORDED IN DEED VOLUME 1001, PAGE 107, OF LÓRAIN COUNTY RECORDS, IS SHOWN HEREON.

COUNTY RECORDS IS SHOWN HEREON. 12) RESERVATIONS RECORDED IN O.R. VOLUME 732, PAGE 385, OF LORAIN COUNTY RECORDS SHOULD HAVE TERMINATED.

111, OF LORAIN COUNTY RECORDS, DUE TO A LACK OF INFORMATION

SURVEYOR'S NOTES:

2) THE PARCELS DESCRIBED IN TITLE COMMITMENT NO. 135577L LIE WITHIN ZONE C-2, OFFICE/LIMITED RETAIL. UNDER THIS CLASSIFICATION, THE

FOLLOWING WOULD APPLY TO NEW CONSTRUCTION:

MINIMUM SIDE AND REAR BUILDING SETBACK: ADJACENT TO NON-RESIDENTIAL DISTRICT: 20 FEET SIDE AND REAR PARKING SETBACK:

MAXIMUM BUILDING HEIGHT: 45 FEET

3) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO

COUNTY RECORDS, IS A BLANKET TYPE EASEMENT AND CANNOT BE SHOWN

11) EASEMENT RECORDED IN DEED VOLUME 1088, PAGE 9, OF LORAIN

10) EASEMENT AND RIGHT OF WAY RECORDED IN DEED VOLUME 1007, PAGE 369, OF LORAIN COUNTY RECORDS DOES NOT APPLY TO SUBJECT PARCEL.

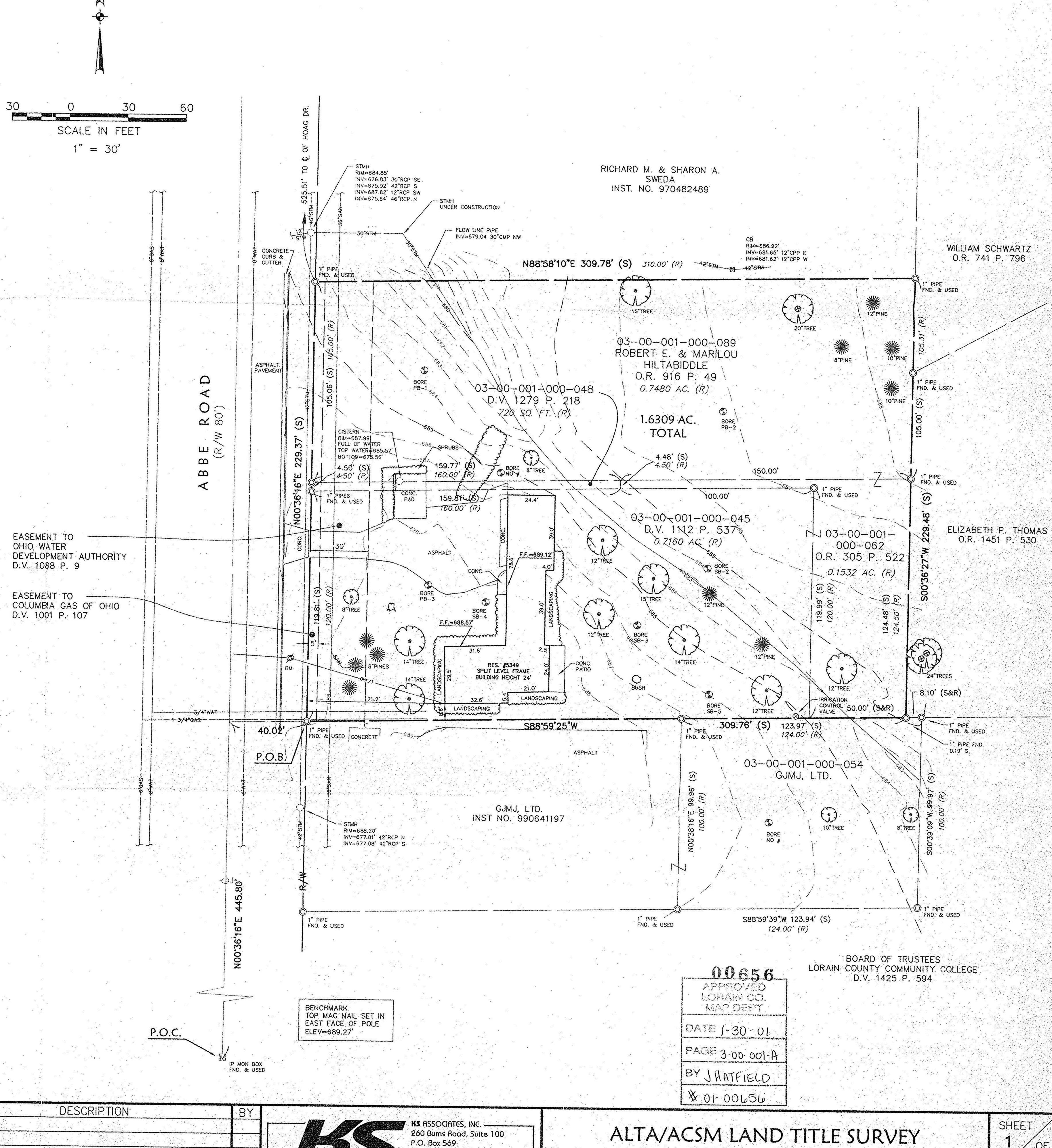
DATE: 09-21-00

DWG. NAME: 0-BASE01

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DRAWN BY: GA

13) UNABLE TO LOCATE EASEMENT RECORDED IN O.R. VOLUME 777, PAGE INCLUDED IN EXHIBIT "A" OF SAID DOCUMENT.



KS ASSOCIATES

Elyria, Ohio 44036 Phone (440) 365-4730 Fax (440) 365-4790

PART OF

ORIGINAL SHEFFIELD TOWNSHIP LOT 1 VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO JOB NO. 00240