DATE	REVISIONS	BY
2/7/85	TITLE COMMITMENT REVIEW # 10-182188-E	E.K.

NOTE!
(2) REFERS TO EASEMENT CHART. SEE PAGE 2 OF 3.

APPROVED
LORAIN CO.
MAP DEPT.
DATE 7-24-85
PAGE 3-00-011-B
BY C. FRONCIS
VOID AFTER 1 YEAR
#162188

ABBE ROAD (Variable Width)

STATE ROUTE 254 (Variable Width)
(A.K.A.: NORTH RIDGE ROAD AND CLEVELAND - WESTERN ROAD)

PP No. 3-00-011-102-083
SHEFFIELD REALTY ASSOCIATES
DEED VOL. 1335, P. 212, PARCEL #2

PP No. 3-00-011-102-084
SHEFFIELD CENTER ASSOCIATES
DEED VOL. 1271, P. 35
PART OF PARCEL 1

PP No. 3-00-011-102-087
BUTTI PROPERTIES
DEED VOL. 1300, P. 220

PP No. 3-00-011-102-082
VICTOR J. & ROSELLA GOSNALL
DEED VOL. 754, P. 317 & 493 (REMAINDER)

PP No. 3-00-011-102-081
MARATHON OIL COMPANY
DEED VOL. 979, P. 774

PP No. 3-00-011-102-077
MOBIL OIL CORPORATION
DEED VOL. 1038, PP. 572 & 574

ZONING: COMMERCIAL MOTORIST SERVICE

63,477 SQ. FT.
OR
1.4572 ACRES

N 88°27'00"W 180.00 NELSON & USED

N 1°33'00"E 205.68 NELSON & ACT.

N 88°27'00"W 131.10 NELSON & ACT.

N 88°27'00"W 151.25 ACT.

N 69°23'35"E 166.88 ACT.

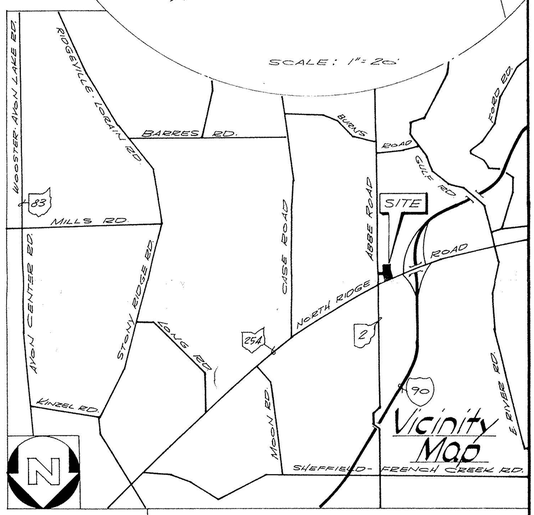
N 20°36'24"W 143.27 ACT.

N 21°52'31"W 124.02 ACT.

Δ = 00°06'18"
R = 5809.58
STATE & USED
NELSON DEED, FOOR & ACT. {A&C = 10.65 LN 68°10'28"E
SCHMIDT {A&C = 10.66

6' HIGH X 19' LONG "MOBIL" POLE SIGN ON A 3'SQ CONC PAD (28.5' FROM GROUND TO BOTTOM OF SIGN)

SCALE: 1" = 20'



MAP OF SURVEY MADE AT THE INSTANCE OF MIDLAND TITLE SECURITY, INC., TICOR TITLE INSURANCE COMPANY AND MCDONALD'S CORPORATION

BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 11, NOW IN THE VILLAGE OF SHEFFIELD, LORAIN COUNTY, OHIO

I HEREBY CERTIFY TO MIDLAND TITLE SECURITY, INC., TICOR TITLE INSURANCE COMPANY AND MCDONALD'S CORPORATION THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 25, 1985, THAT THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN, AND THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY THE PURCHASER, ALL TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

KENNETH L. BOHNING
REGISTERED SURVEYOR NO. 6720

STATE OF OHIO
KENNETH L. BOHNING
6720
REGISTERED
LAND SURVEYOR

SURVEY REFERENCES:

NELSON - SURVEY BY GILES NELSON FOR SHEFFIELD CENTER CORP., DATED OCT., 1984.

SCHMIDT - SURVEY BY JAMES SCHMIDT FOR MOBIL OIL CORP, DATED JULY, & UPDATED NOV, 1970.

FOOR - SURVEY BY FOOR & ASSOCIATES FOR C.C.I. FINANCIAL, DATED MARCH, 1980.

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 • (216) 642-1130

HORZ. SCALE	DR'N.	CKD.	DATE	
1" = 40'	M.G.	E.K.	JAN. 1985	1/3
VERT. SCALE	FIELD BOOK		ORDER NO.	
—	104, P. 90		1544	