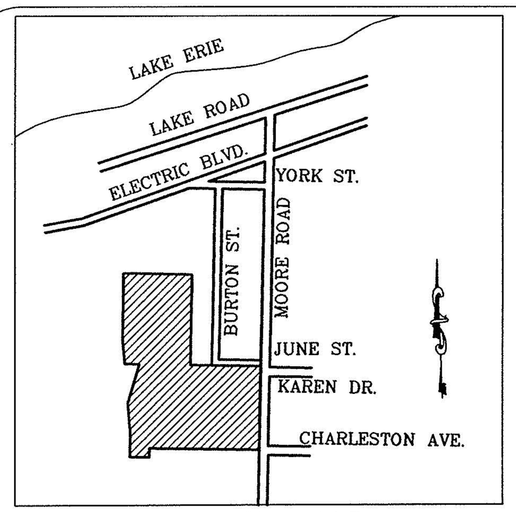
ALTA/ACSM SURVEY
FOR
AMERICAN LANDMARK, LTD.

APRIL, 2002

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 6

ZONING CLASSIFICATION: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT

STREET ADDRESS: VACANT LAND



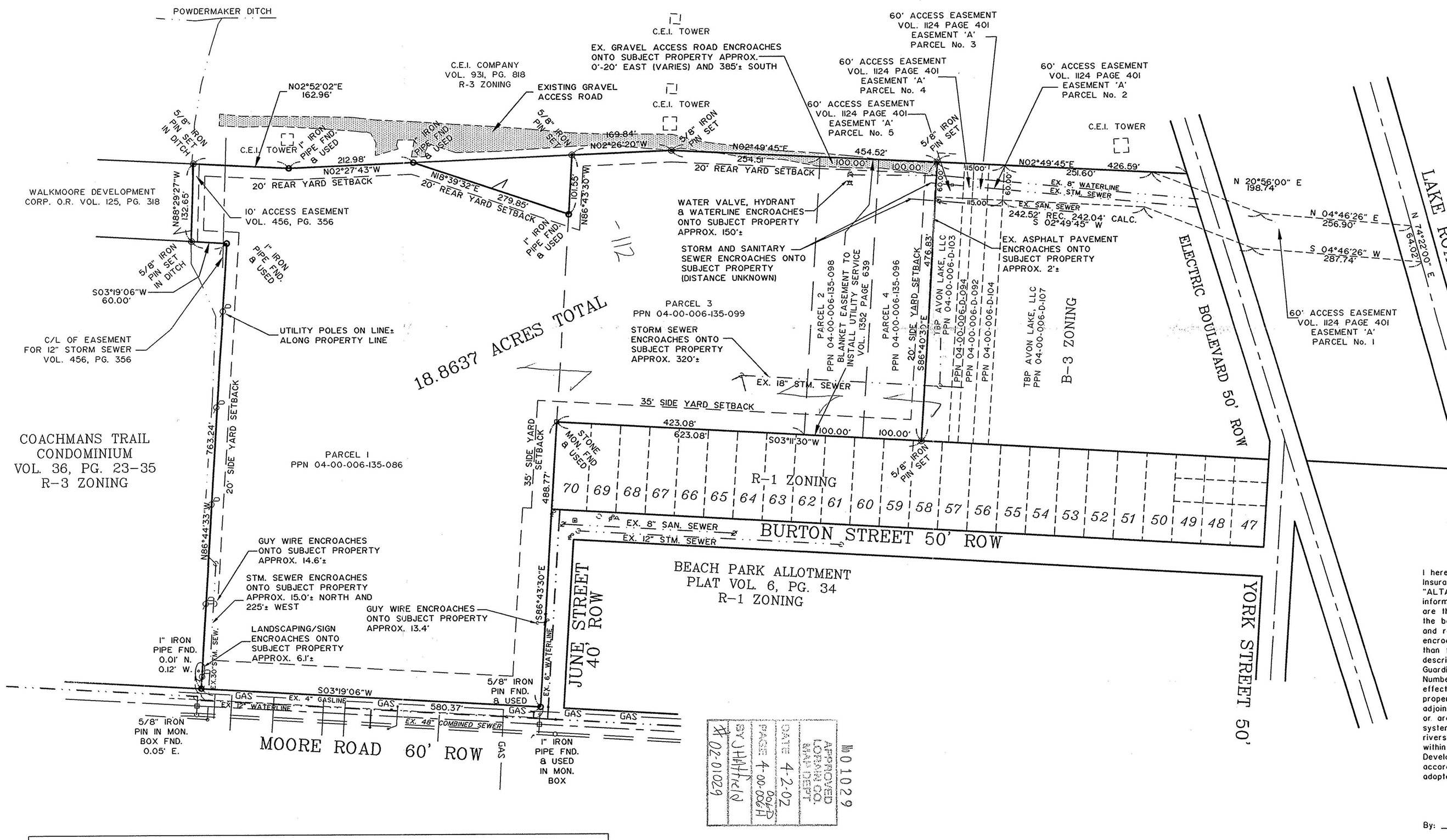
VICINITY MAP
NOT TO SCALE

FLOOD CERTIFICATION:
BY REVIEWING OF THE FIRM (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL No. 3906028, WITH AN EFFECTIVE DATE OF 11/2/77, WE HAVE PLACED THE SUBJECT PROPERTY IN ZONE 'C', AN AREA OF MINIMAL FLOODING WHICH IS NOT LOCATED IN A FLOOD HAZARD AREA.

ACCESS EXISTS TO MOORE ROAD

◉ = 5/8" IRON PIN SET (I.D. GUTOSKEY 7567)

NOTE:
ITEMS No. 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 22, AND 23 OF TITLE COMMITMENT No. 01-00-019809-1 DATED MARCH 12, 2002 DOES NOT AFFECT SUBJECT PARCEL



LEGEND

EXISTING SANITARY MANHOLE	EXISTING O.B.T. MANHOLE
EXISTING STORM SEWER MANHOLE	EXISTING CURB INLET
EXISTING CATCH BASIN	EXISTING WATER CONNECTION
EXISTING WATER VALVE	EXISTING WATER BOX
EXISTING POWER POLE	EXISTING WATER METER MANHOLE
EXISTING LIGHT POLE	EXISTING GAS TEST VALVE
EXISTING TRAFFIC LIGHT POLE	EXISTING PUBLIC TELEPHONE
EXISTING HYDRANT	EXISTING ASPHALT
EXISTING WATER METER	EXISTING CONCRETE
EXISTING GAS VALVE	EXISTING GRAVEL
EXISTING CLEANOUT	

EXISTING LOT LINE	IRON PIN SET (GUTOSKEY, P.S. No. 7567)
EXISTING OVERHEAD TRAFFIC SIGNAL LINE	EXISTING MONITORING WELL
EXISTING OVERHEAD UTILITY LINE	EXISTING C.E.I. MANHOLE
EXISTING CHAIN LINK FENCE	EXISTING ELECTRIC MANHOLE
	EXISTING SIGN
	EXISTING MAIL BOX
	EXISTING GAS METER
	EXISTING ELECTRIC METER

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Legal Description
18.8637 Acres

Situated in the City of Avon Lake, County of Lorain and State of Ohio and known as being part of Original Avon Township Section No. 6 and is more fully described as follows;

Beginning at a 5/8" iron pin found on the westerly right-of-way line of Moore Road (60 feet wide) in the south line of Beach Park Allotment as recorded in Volume 6, Page 34 of Lorain County Plat Records;

Course I Thence South 03° 19' 06" West, along said west right-of-way line, 580.37 feet to a point at the northeast corner of Coachmans Trail Condominiums as recorded in Volume 36, Pages 23-35 of Lorain County Plat Records, (witness a 1" iron pipe found 0.01 feet north and 0.12 feet west);

Course II Thence North 86° 44' 33" West, along said Condominium's north line, 763.24 feet to a 1" iron pipe found at said Condominium's northwest corner;

Course III Thence South 03° 19' 06" West, along said Condominium's west line, 60.00 feet to a 5/8" iron pin set in a ditch;

Course IV Thence North 88° 29' 27" West, 132.65 feet to a 5/8" iron pin set in a ditch and in the east line of a parcel of land conveyed to the Cleveland Electric Illuminating Company as recorded in Volume 931, Page 818 of Lorain County Deed Records;

Course V Thence North 02° 52' 02" East, along said east line, 162.96 feet to a 1" iron pipe found at an angle point in said line;

Course VI Thence North 02° 27' 43" West, along said east line, 212.98 feet to a 1" iron pipe found;

Course VII Thence North 18° 39' 32" East, 279.85 feet to a 1" iron pipe found;

Course VIII Thence North 86° 43' 30" West, 101.55 feet to a 5/8" iron pin set in the east line of said Cleveland Electric Illuminating Company;

Course IX Thence North 02° 26' 20" West, along said east line, 169.84 feet to a 5/8" iron pin set at an angle point therein;

Course X Thence North 02° 49' 45" East, along said east line, 454.52 feet to a 5/8" iron pin set at the southwest corner of a parcel of land conveyed to TBP AVON LAKE, LLC;

Course XI Thence South 86° 40' 30" East, along said TBP Avon Lake LLC's south line, 476.83 feet to a 5/8" iron pin set at said TBP AVON LAKE LLC's southeast corner and in the west line of said Beach Park Allotment;

Course XII Thence South 03° 11' 30" West, along said Allotments west line, 623.08 feet to a stone monument found at said Allotments southwest corner;

Course XIII Thence South 86° 43' 30" East, along said Allotments south line, 488.77 feet to the Place of Beginning and containing 18.8637 Acres of land as surveyed and described in March, 2000, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

I hereby certify to American Landmark, Ltd., Guardian Title and Guaranty Agency, Inc. and First American Title Insurance Company, and their respective successors and assigns, that the survey prepared by me entitled "ALTA/ACSM Survey for American Landmark, Ltd." was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; that there are no easements, encroachments or use affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that the property described hereon is the same as the property described in the Title Commitment issued on January 4, 2002, as revised on March , 2002, issued by Guardian Title and Guaranty Agency, Inc., as agent for First American Title Insurance Company and being Order Number 01-00-019809, and that all easements, covenants and restrictions referenced in said Commitment which effect the subject property have been plotted hereon or otherwise noted as to their effect on the subject property; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described heron do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1-4, 6, 8-11 and 13 of Table A.

By: Joseph Gutoskey P.S.
Joseph Gutoskey, P.S. (No. 7567)

Date: 4/16/02

STATE OF OHIO JOSEPH GUTOSKEY 7567 REGISTERED PROFESSIONAL SURVEYOR

GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 QUEENS WAY No. 6
CHAGRIN FALLS, OHIO 44023
Tel (440) 543-6900
Fax (440) 543-7176

CONTRACT No.
00-186

OVERALLBOUNDARY.dwg 4-1-02 8:00:19 am EST