

#00637-A

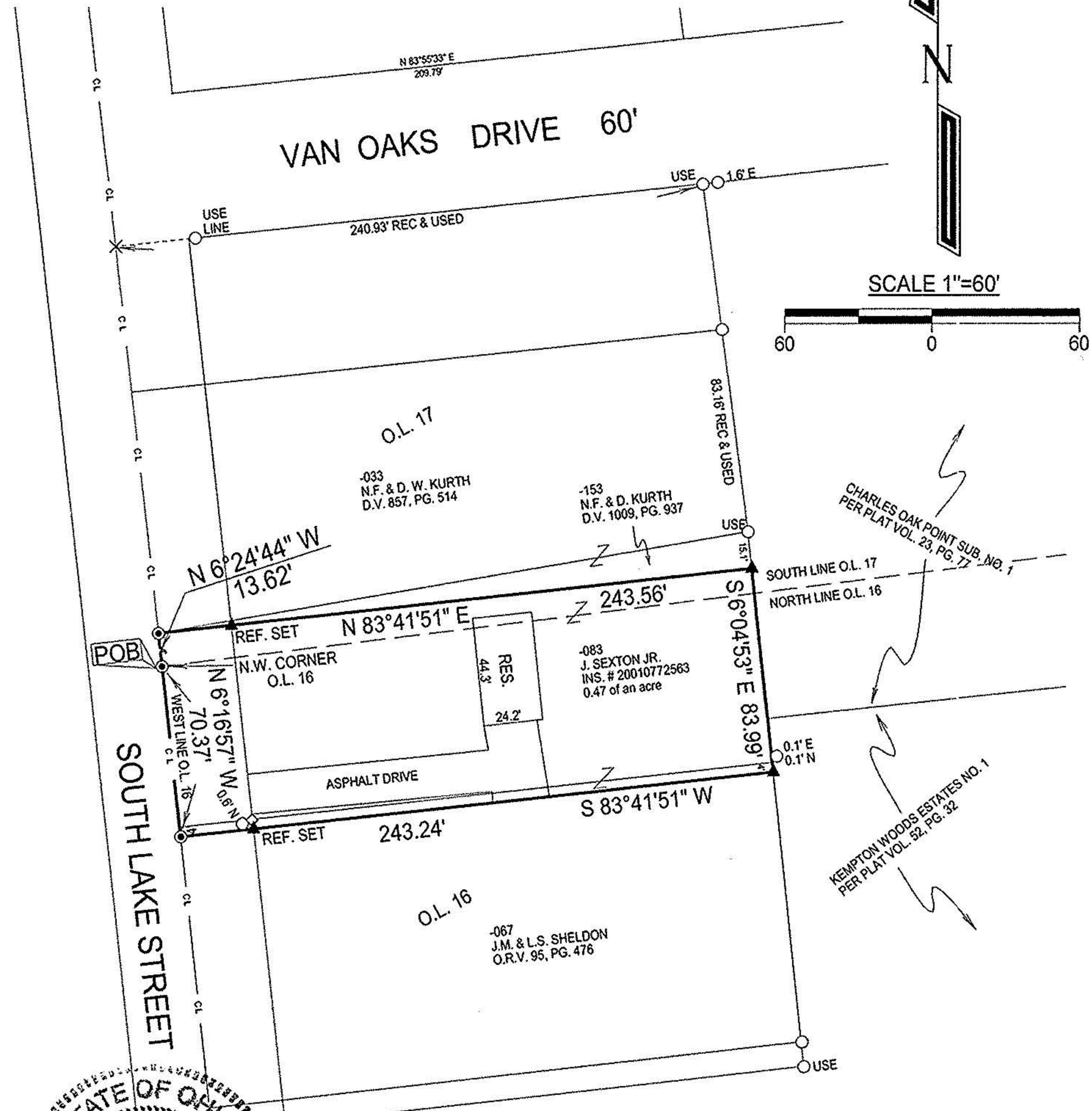
APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 12-21-01  
PAGE 5-00-016-A  
BY R. MAINES  
VOID  
AFTER 01-00637-A

PLAT OF BOUNDARY SURVEY  
**JOSEPH SEXTON JR.**  
PART OF ORIGINAL AMHERST TOWNSHIP LOTS 16 & 17  
CITY OF AMHERST, LORAIN COUNTY, OHIO

**Legend**

- Iron Pipe Found
- ◇ Bar Found
- ⊙ Magnetic PK Spike Set
- ▲ 5/8" Iron Pin Set with Cap Stamped "Kelser 7871"

TOTAL 0.4693 of an acre  
0.0668 of an acre IN O.L. 17  
0.4025 of an acre IN O.L. 16



ALL REFERENCES SET AT 30.00'



BEARINGS  
ARE  
ASSUMED.

ERROR OF CLOSURE IS  
LESS THAN 1:10,000.

**LAUNDON • SIMON • KELSER & ASSOC., INC.**  
PROFESSIONAL LAND SURVEYORS  
110 MIDDLE AVE. • ELYRIA, OHIO • 44035  
PHONE (440) 322-7625  
*Alex Kelser*  
Alex Kelser RLS #7871

DATE: 11/09/01  
JOB NO.: 013398

*First American Title Insurance Company*

Title Guaranty Commitment No: 10-64726

SCHEDULE B

Showing defects, liens, encumbrances and other matters which of record affect the title to the land described in Schedule A.

1. Anything herein to the contrary notwithstanding this policy shall not be construed to guarantee or insure the total quantity of land or acreage as described in Schedule "A" above.
2. Easement from Charles G. Abraham and Mary Abraham to Amherst Water Company, filed April 21, 1964, as recorded in Deed Volume 872, Page 173 of Lorain County Records, appears certain conditions which affect insured premises. See copy attached.
3. Easement from Charles G. Abraham and Mary Abraham to City of Amherst, filed May 26, 1966, as recorded in Deed Volume 927, Page 27 of Lorain County Records, appears certain conditions which affect insured premises. See copy attached.
4. Assignment of Easement from Charles G. Abraham and Mary Abraham to The City of Amherst, Ohio, filed May 26, 1966, as recorded in Deed Volume 927, Page 30 of Lorain County Records, appears certain conditions which affect insured premises. See copy attached.
5. Easement from Gertrude A. Sexton and Joseph Sexton, Jr. to Ohio Edison Company, filed November 30, 1992, as recorded in Official Record Volume 629, Page 760 of Lorain County Records, appears certain conditions which affect insured premises. See copy attached.
6. No search of Federal Bankruptcy Records has been made and an exception in this regard will appear on any Policy to be issued by the Company.
7. The Lorain County Treasurer's 2000 General Tax Duplicate shows:

Taxes and Assessments for the full year 2000, on premises described in Schedule "A", listed to Joseph Sexton, Jr., Perm. Par. No. (07) 05-00-016-101-083, amounting to \$832.16 per half are paid.

NOTE: Please be advised that the above taxes reflect the 10% and other reductions for the year 2000.

Taxes or assessments approved, levied or enacted by a State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated.

Taxes for the year 2001 are a lien, not yet due or payable.

End of Schedule B