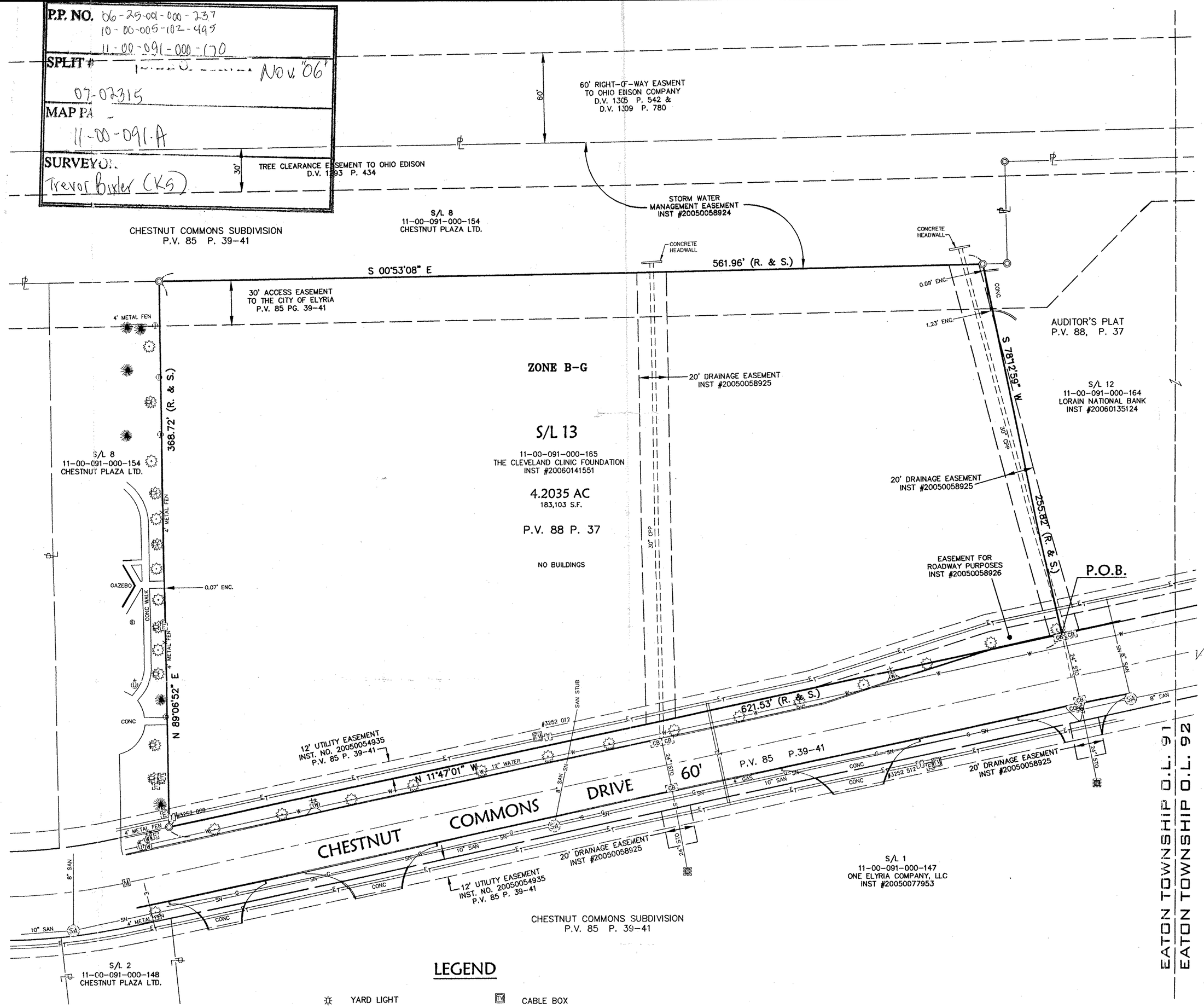
P.P. NO. 06-29-001-000-237
10-00-005-102-495
11-00-091-000-170

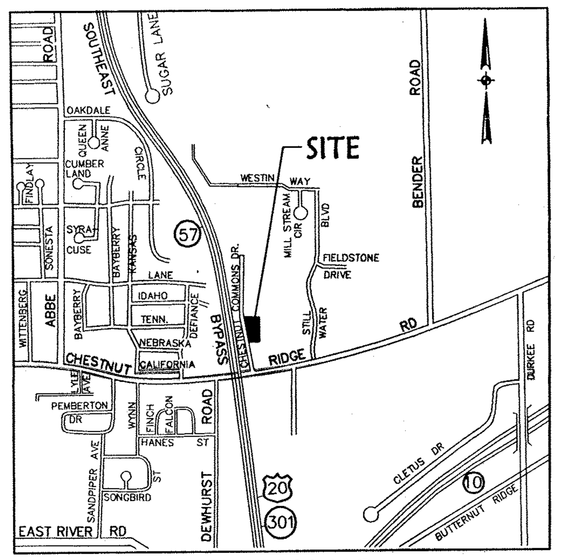
SPLIT # Nov. '06
07-07315

MAP PA
11-00-091-A

SURVEYOR
Trevor Bixler (KS)

40 0 40 80
SCALE IN FEET
SCALE 1"=40'





VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

Situated in the City of Elyria, County of Lorain, State of Ohio and known as being Sublot No. 13 in Auditor's Revised Plat of Chestnut Commons Subdivision as recorded in Volume 88, Page 37 of the Lorain County Plat Records, being more definitely described as follows;

Beginning at a chiseled "X" in the easterly right of way of Chestnut Commons Drive at the southwesterly corner of said Sublot No. 13;

Thence, along said right of way, North 11° 47' 01" West, 621.53 feet to a 5/8" capped rebar inscribed "KS ASSOCS INC PROP MARKER" found;

Thence, leaving said right of way, North 89° 06' 52" East, 368.72 feet to a 5/8" capped rebar inscribed "KS ASSOCS INC PROP MARKER" found;

Thence South 00° 53' 08" East, 561.96 feet to a 5/8" capped rebar inscribed "KS ASSOCS INC PROP MARKER" found;

Thence South 78° 12' 59" West, 255.82 feet to the point of beginning.

Containing within said bounds 4.2035 acres (183,103 square feet) of land as surveyed by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in October 2006.

Bearings are based on Ohio State Plane, North Zone NAD 83 (1995) Grid North.

SURVEYOR'S NOTES

1. The basis of bearings for this survey is Ohio State Plane, North Zone NAD83 (1995) Grid North based on GPS observations performed in May 2001.

2. Pertinent records used are as shown hereon.

3. This map and the survey on which it is based have been prepared with the benefit of a Title Report prepared by Stewart Title Guaranty Company, having an effective date of October 16, 2006. This survey is intended to depict only those easements and rights-of-way identified in said report to the extent they can be shown.

4. Underground utilities are shown from plans and field markings provided by utility companies and agencies. Actual locations may vary. Contact Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to excavation.

5. As of February 6, 2007, the following companies have responded to the initial OUPS request #0830-028-158 for utility plans: Columbia Gas, Ohio Edison

The following companies have not responded: Time Warner Cable, Windstream, Verizon, ODOT District #3 and Rural Lorain County Water Authority.

6. The survey shown hereon lies within Zone "C" (Area of minimal flooding) according to the Flood Insurance Rate Map (FIRM) for the County of Lorain, Ohio Community Panel No. 390346 0105 B issued by the Federal Emergency Management Agency (FEMA), and having a map revision date of February 4, 1981.

7. The subject parcel lies within Zone B-G Business-General District. Under this classification the following would apply to new construction:

Minimum front yard setback: None except abutting Residential District - 20 feet
Minimum rear yard depth: 20 feet
Minimum side yard width: None except abutting Residential District - 10 feet
Maximum Building Height: Principal building - 40 feet
Public building - 75 feet
Accessory building - 25 feet

8. Positional tolerance noted in Surveyor's Certification pertains to property corner location.

9. Visible surface utilities have been field located.

10. The subject property has access to Chestnut Commons Drive.

LEGEND

YARD LIGHT	CABLE BOX
CATCH BASIN	STORM MANHOLE
EVERGREEN SAPLING	FIRE HYDRANT
SAPLING	WATER VALVE
SANITARY MANHOLE	UNKNOWN VALVE
TELEPHONE BOX	WATER SPRINKLER
ELECTRIC BOX	SQUARE CATCH BASIN
ELECTRIC HAND HOLE	MONUMENT BOX
IRON PIN FOUND LABELED "KS ASSOC INC PROP MARKER"	CHISELED "X"

FENCE
UNDERGROUND TELEPHONE LINE
WATER MAIN
STORM SEWER
SANITARY SEWER
GAS LINE
UNDERGROUND ELECTRIC LINE
CENTERLINE
RIGHT OF WAY
EASEMENT LINE

ABBREVIATIONS

CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
INST	INSTRUMENT
P.O.B.	POINT OF BEGINNING
SAN	SANITARY
STO	STORM
R	RECORD
S	SURVEYED

SURVEYOR'S CERTIFICATION

To: KeyBank National Association, Chestnut Commons Associates, LLC, a Delaware limited liability company and Stewart Title Guaranty Company;

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 2005, and includes Items 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 10, 11a, 13 and 16 of Table A thereof. 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.

Trevor A. Bixler 2-6-07
Trevor A. Bixler, P.S. Date
Professional Surveyor Ohio Reg. No. 7730

Date of Survey: October 23, 2006

Last Date of Revision: February 6, 2007

STATE OF OHIO
TREVOR A. BIXLER
7730
REGISTERED
PROFESSIONAL SURVEYOR

SCHEDULE B TITLE EXCEPTIONS

Stewart Title Guaranty Company
Commitment No. 20061894
Effective Date: October 16, 2006

7. Construction Easement from Chestnut Plaza Ltd. to the City of Elyria recorded in Instrument No. 20030967279 of the Lorain County Records is blanket in nature and affects the subject parcel.

8. Covenants and Restrictions contained in Declaration of Covenants, Restrictions and Easements for Chestnut Commons Commercial Association of Elyria, Inc., recorded in Instrument No. 20050054935 of the Lorain County Records and amended in First Amendment to Declaration of Covenants, Restrictions and Easements recorded in Instrument No. 20060170834 of the Lorain County Records. Right and Easement of enjoyment to the "Common Areas" is blanket in nature and affects the subject parcel. Utility Easement affects the subject parcel and is shown hereon. Sign Easement does not affect the subject parcel.

9. Easements shown on Chestnut Commons Subdivision recorded in Volume 85, Page 39-41 of the Lorain County Plat Records affect the subject parcel and are shown hereon.

10. Existing Easements shown on Auditor's Plat of Chestnut Commons Subdivision recorded in Volume 88, Page 37 of the Lorain County Plat Records affect the subject parcel and are shown hereon.

11. Restrictions recorded in Instrument No. 20060141551 of the Lorain County Records affect the subject parcel.

12. Storm Sewer Easement and Termination of Easement Agreement between Chestnut Plaza Ltd. and the City of Elyria recorded in Instrument No. 20050054213 and re-recorded in Instrument No. 20050058925 of the Lorain County Records affects the subject parcel and is shown hereon.

13. Road Easement Agreement between Chestnut Plaza Ltd. and the City of Elyria recorded in Instrument No. 20050054214 and re-recorded in Instrument No. 20050058926 of the Lorain County Records affects the subject parcel and is shown hereon.

REVISIONS			
DATE	DESCRIPTION	BY	
2/6/07	REVISED CERTIFICATION AND ADDED ENCROACHMENTS	TAB	

DATE: 11-2-06
DRAWN BY: KAR
CH'D BY: TAB
DWG. NAME: 0-ALTA01
PATH: LDDT/CONTROL
F.B. 771

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES

ALTA/ACSM LAND TITLE SURVEY
SUBLOT 13

AUDITOR'S PLAT OF REVISED SUBLOTS 6 & 7
CHESTNUT COMMONS SUBDIVISION
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 1

JOB NO. 06237

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