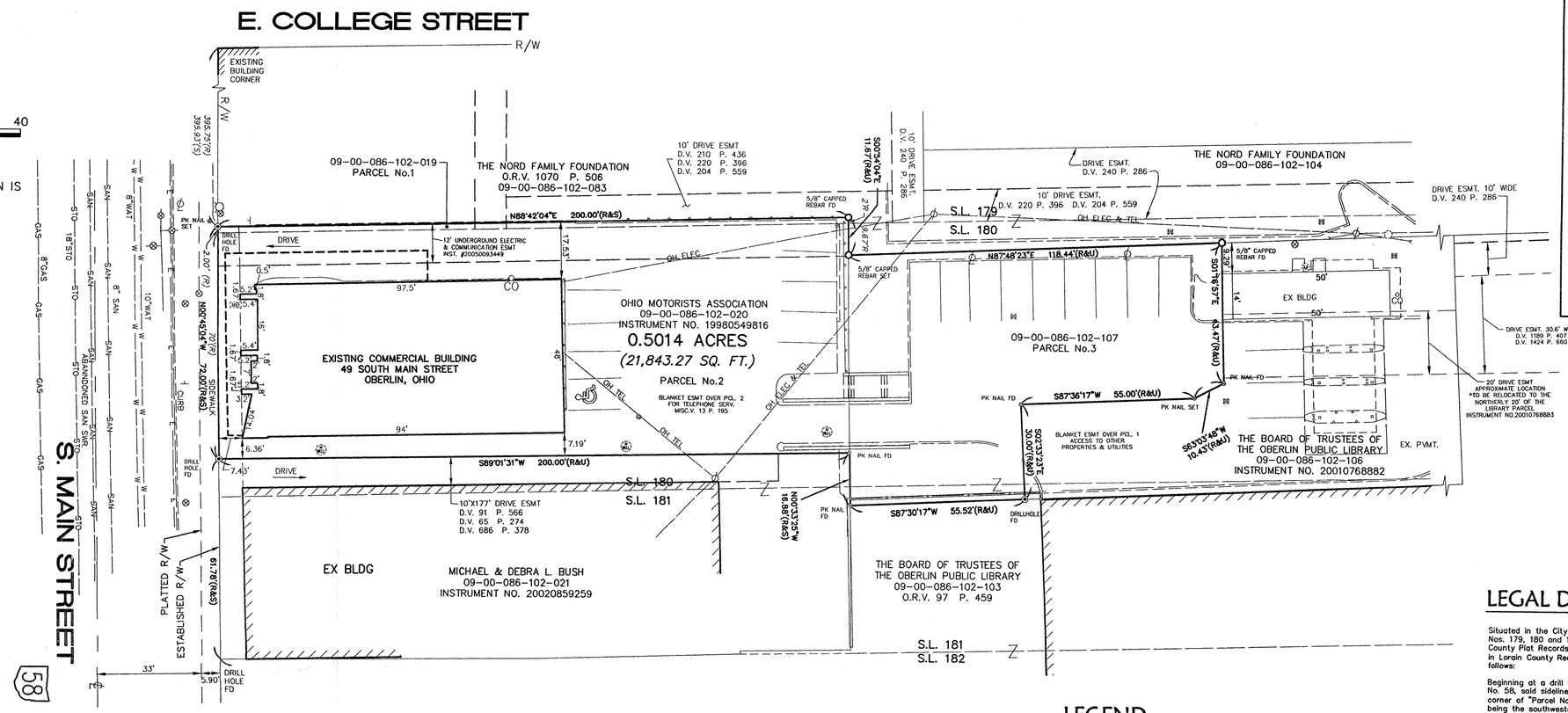
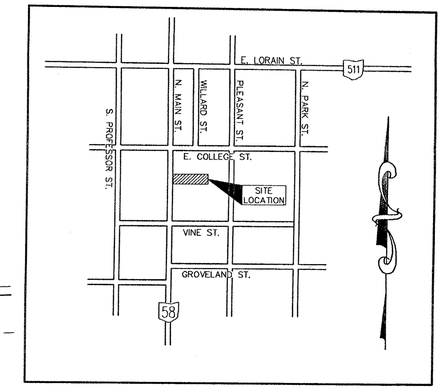
20 0 20 40

SCALE IN FEET
SCALE: 1"=20'

THE BEARING SYSTEM SHOWN IS ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY





VICINTY MAP

NO SCALE

LEGAL DESCRIPTION

Situated in the City of Oberlin, County of Lorain and State of Ohio. Being known as part of Sublots Nos. 179, 180 and 181 in the Original Plat of Oberlin as recorded in Volume 5, Page 30 of Lorain County Plat Records and also all of the land conveyed to The Ohio Motorists Association as recorded in Lorain County Recorder's Instrument No. 19980549816; said parcel being more definitely described as follows:

Beginning at a drill hole found in the easterly sideline of South Main Street also known as Ohio Route No. 58, said sideline being 38.90 feet easterly of the centerline of said street, at the northwesterly corner of "Parcel No. 1" conveyed to The Ohio Motorists Association, recorded as aforesaid; said point being the southwesterly corner of land conveyed to The Nord Family Foundation as recorded in Volume 1070, Page 506 of Lorain County Official Records; said point being 395.93 feet southerly from the intersection of the easterly sideline of South Main Street and the southerly sideline of East College Street; said intersection being the corner of existing building walls fronting on said street sidelines;

Thence North 88° 42' 04" East in the northerly line of the aforesaid "Parcel No. 1" and in The Nord Family Foundation's southerly line, a distance of 200.00 feet to an iron pin found in the northeasterly corner of "Parcel No. 1";

Thence South 00° 54' 04" East in the easterly lines of "Parcel No. 1" and "Parcel No. 2" so conveyed, a distance of 11.67 feet to an iron pin found in the northwesterly corner of "Parcel No. 3" so conveyed to The Ohio Motorists Association;

Thence North 87° 48' 23" East in the northerly line of said "Parcel No. 3" and in The Nord Family Foundation's southerly line, a distance of 118.44 feet to an iron pin found in the northeasterly corner of said "Parcel No. 3" and in the northwesterly corner of land conveyed to The Board of Trustees of the Oberlin Public Library as recorded in Lorain County Recorder's Instrument No. 20010768882;

Thence in the boundary lines of the Oberlin Public Library land so conveyed, the following four (4) courses:

Thence South 01° 16' 57" East, a distance of 43.47 feet to a p.k. nail found;

Thence South 63° 03' 48" West, a distance of 10.43 feet to a p.k. nail set;

Thence South 87° 36' 17" West, a distance of 55.00 feet to a p.k. nail found;

Thence South 02° 33' 23" East, a distance of 30.00 feet to a drill hole found in the southwesterly corner of The Oberlin Public Library's parcel so conveyed and on the northerly line of land conveyed to the Board of Trustees of the Oberlin Public Library as recorded in Volume 97, Page 459 of Lorain County Official Records;

Thence South 87° 30' 17" West in the Oberlin Public Library's northerly line and in the southerly line of the aforesaid "Parcel No. 3" a distance of 55.52 feet to a p.k. nail found in the southwesterly corner of "Parcel No. 3";

Thence North 00° 33' 25" West in the westerly line of "Parcel No. 3" a distance of 16.88 feet o the northeasterly corner of land conveyed to Michael and Debra L. Bush as recorded in Lorain County Recorder's Instrument No. 20020859259;

Thence South 89° 01' 31" West in the Bush's northerly line and in the southerly line of "Parcel No. 2" conveyed to The Ohio Motorists Association, recorded as aforesaid, a distance of 200.00 feet to a drill hole found in the easterly sideline of South Main Street;

Thence North 00° 45' 04" Westin the easterly sideline of South Main Street, a distance of 72.00 feet to the place of beginning;

Enclosing a parcel containing 0.5014 acres of land, or 21,843.27 square feet, but subject to all legal highways as surveyed by KS Associates, Inc., Engineers and Surveyors, by David L. Elwell, P.S., Registered Surveyor No. 6333 in July of 2009.

The bearing system in the above description is assumed and for the purpose of describing angles only.

SURVEYORS NOTES

1. Pertinent records used are as shown hereon.

2. This map and the survey on which it is based have been prepared with the benefit of a Title Report prepared by Lawyers Title Insurance Corporation, having an effective date of May 18, 2009. This survey is intended to depict only those easements and rights-of-way identified in said report to the extent they can be shown.

3. 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.

4. As of July 10, 2009, the following companies have responded to the initial OUPS request A917601182 for utility plans: Columbia Gas of Ohio. The following companies have not responded: AT&T (SBC), City of Oberlin, Cable Co-op & Verizon.

5. The survey shown hereon lies within zone "X" the limits of which are shown hereon according to the Flood Insurance Rate Map (FIRM) for the City of Oberlin, Panel No. 39093C0212D issued by the Federal Emergency Management Agency (FEMA), and having a map revision date of August 19, 2008.

6. The property shown hereon lies within Zone "C-1". Under this classification the following would apply to new construction:
1. ZONING:
SITE IS "C-1" CENTRAL BUSINESS DISTRICT. (CHAPTER 1341)

BUILDING SET-BACK LINES:
FRONT & SIDE-NONE (BUILDINGS SHALL BE BUILT FLUSH WITH THE SIDEWALK AND HAVE THEIR FACADES ALIGNED WITH AND, WHERE POSSIBLE, JOINTED TO THOSE OF ADJACENT BUILDINGS. NO SETBACK FROM THE FRONT AND SIDE BUILDING LINES OF A PARCEL SHALL BE PERMITTED EXCEPT TO ALLOW FOR A PEDESTRIAN USE AREA OR FOR VARIATIONS IN ENTRY FEATURES AS APPROVED BY PLANNING COMMISSION.

A BUILDING NOT SHARING A COMMON WALL WITH AN ADJACENT BUILDING SHALL MAINTAIN THE MINIMUM SEPARATION SPECIFIED IN THE BUILDING CODE.

REAR SET-BACK -NONE.

7. Positional tolerance noted in Surveyor's Certification pertains to property corner location and building corner location.

8. Visible surface utilities have been field located.

SCHEDULE B SECTION 2 ITEMS

LAWYERS TITLE INSURANCE CORPORATION COMMITMENT No. 700090812
EFFECTIVE DATE MAY 18, 2009

ITEM 8.)	RIGHT OF WAY MISC. VOL. 13 P. 195	- BLANKET EASEMENT PCL. 2
ITEM 9.)	EASEMENT D.V. 204 P. 559	- AS SHOWN HEREON
ITEM 10.)	EASEMENT D.V. 210 P. 436	- AS SHOWN HEREON
ITEM 11.)	EASEMENT D.V. 220 P. 396	- AS SHOWN HEREON
ITEM 12.)	RESERVATION D.V. 1189 P. 407 & D.V. 1424 P. 660	- AS SHOWN HEREON
ITEM 13.)	EASEMENT D.V. 240 P. 286	- AS SHOWN HEREON
ITEM 14.)	EASEMENT D.V. 65 P. 274	- AS SHOWN HEREON
ITEM 15.)	EASEMENT D.V. 91 P. 566	- AS SHOWN HEREON
ITEM 16.)	EASEMENT D.V. 686 P. 378	- AS SHOWN HEREON
ITEM 17.)	EASEMENT INST. #20010768883	- AS SHOWN HEREON
ITEM 18.)	EASEMENT INST. #20050093449	- AS SHOWN HEREON

LEGEND

EXISTING MANHOLE	-	PKNAIL	-
EXISTING CATCH BASIN	-	EXISTING MAILBOX	-
EXISTING HYDRANT	-	SIGN (1 POST)	-
EXISTING/PROPOSED VALVE	-	POST (SQUARE)	-
EXISTING METER	-	POST (ROUND)	-
CLEANOUT	-	MONITOR WELL	-
LIGHT POLE	-	USED	U -
UTILITY POLE	-	RECORDED	R -
GUY ANCHOR	-	CALCULATED	C -
IRON PIN/PIPE FOUND	-	MEASURED	M -
IRON PIN/PIPE SET	-	OVERHEAD	OH -
DRILL HOLE	-	OBSERVED	OBS -
		SURVEYED	S -
		FOUND	FD -

SURVEYORS CERTIFICATION

To: Lormet Community Federal Credit Unioin, Lawyers Title Insurance Corporation:

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 and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7a, 8, 9, 10,11a & 13 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.

David L. Elwell 07/14/09
David L. Elwell, P.S. Date
Professional Surveyor Ohio Reg. No. 6333

Date of Survey: July 1, 2009

Last Date of Revision:

N 02721

APPROVED
LORAIN CO.
MAP DEPT
DATE 7/15/09
PAGE 09-00-086-A
BY M Kelleher
09-0272

STATE OF OHIO
DAVID L. ELWELL
6333
REGISTERED
SURVEYOR

DATE:	7/9/09
DRAWN BY:	AMK/RGR
CH'D BY:	
DWG. NAME:	0-ALTA01
PATH:	97087-09/LDDT/CNTRL/..
F.B.	820

REVISIONS

DATE	DESCRIPTION	BY

KS ASSOCIATES

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

ALTA/ ACSM
OHIO MOTORISTS ASSOCIATION

PART OF LOT Nos. 179,180, 181
IN THE OBERLIN VILLAGE PLAT (P.V. 1 P. 18 & P.V. 5 P.30
CITY OF OBERLIN COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 1

JOB NO. 97087-09

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