04-00-021-000-251
04-00-021-f

ALTA/ACSM Survey of Jaycox–Chester Road (Parcel "A")

for

Maroon Limited
U.S. Title Agency, Inc.
Kopf Construction Corporation

VICINITY MAP

FLOOD CERTIFICATION:
Property hereon is situated in Zone "X", a minimum flood zone as shown on the Federal Flood Map Community Panel No. 390348–0005–C
Effective: May 17, 1993

PROPERTY AREA:
Acreage: 22.6224
Square Feet: 985,433

ZONING: M1 Zoning–North/M3 Zoning–South
Setbacks:
Front: 60 Feet
Rear: 20 Feet
Sides: 10 Feet

PARKING:
Standard Spaces: –
Handicapped Spaces: –
Garage Spaces: –
Total Spaces: –

U.S. Title Agency, Inc.
Title Commitment Insurance No. 193491
Schedule B
Special Exceptions

Item (1) – Right of Way Easement
Vol. 7 Pg. 402 LCMR
Central Union Telephone Company Access to Utility Poles on Property

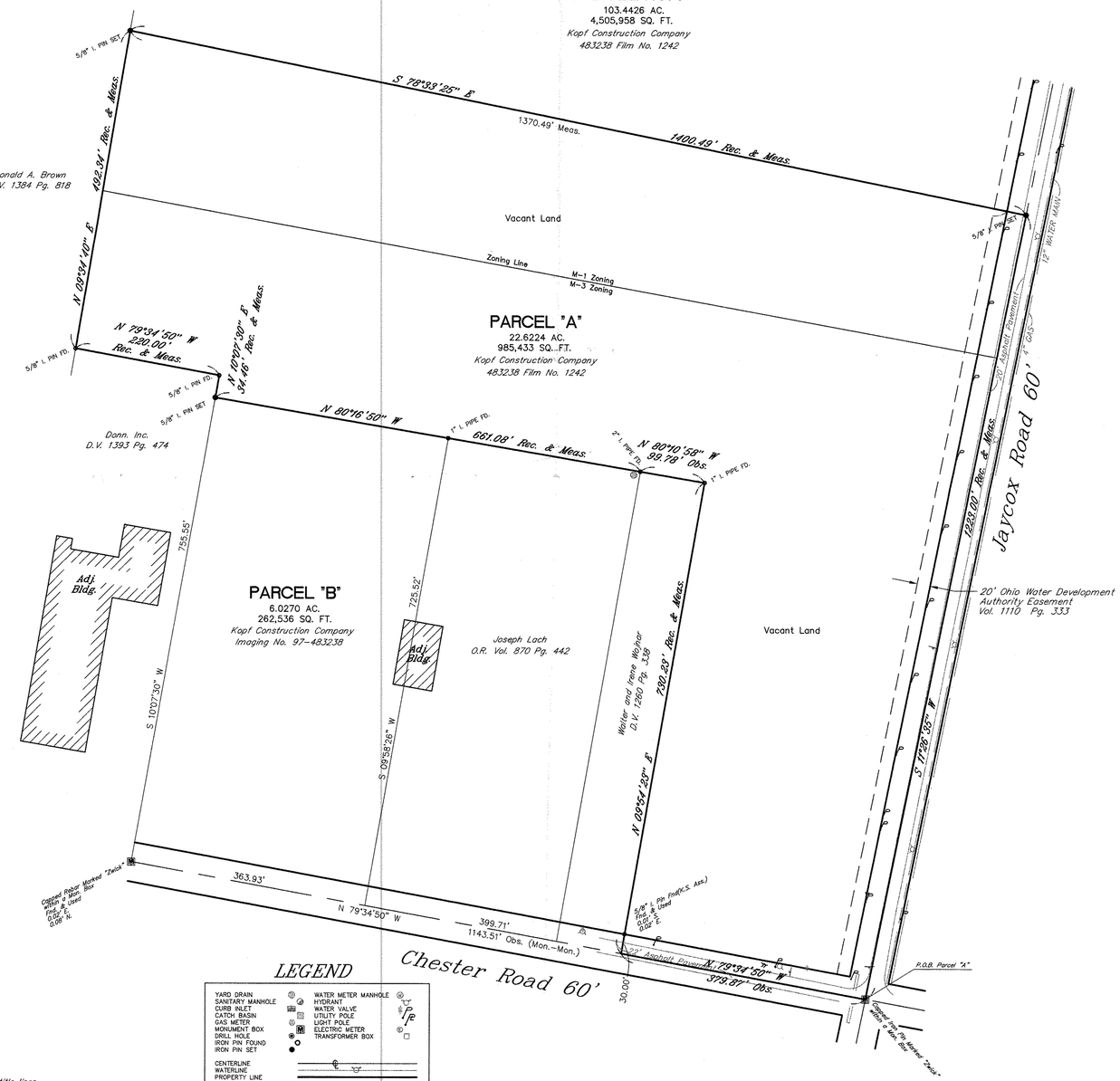
Item (2) – Right of Way Easement
Vol. 7 Pg. 403 LCMR
Central Union Telephone Company Access to Utility Poles on Property

Item (3) – Lorain Telephone Company Easement
Vol. 697 Pg. 501
Does Not Affect Subject Property

Item (4) – Construction Agreement
Vol. 942 Pg. 971
Does Not Affect Subject Property

Item (5) – Columbia Gas Easement
Vol. 947 Pg. 188
Does Not Affect Subject Property

Item (6) – Ohio Water Development Authority Easement
Vol. 1110 Pg. 333
Plotted and Shown Hereon



LEGAL DESCRIPTION
PARCEL "A"

Situated in the City of Avon, County of Lorain and State of Ohio and known as being part of Avon Township Section No. 21 and further being bounded and described as follows;

Beginning at a capped iron pin marked "Zwick" with in a round monument box marking the centerline intersection of Jaycox Road (60.00 feet wide) and Chester Road (60.00 feet wide);

Thence North 79° 34' 50" West along the centerline of Chester Road, 379.87 feet to the southeast corner of land conveyed to Walter and Irene Wojnar by deed recorded in Volume 1260, Page 338 of Lorain County Deed Records;

Thence North 09° 54' 23" East along the easterly line of land so conveyed, 730.23 feet to a 1" iron pipe found and passing through a 5/8" iron pin found, 30.00 feet from the centerline of Chester Road;

Thence North 80° 10' 58" West along the northerly line of land so conveyed, 99.78 feet to a 2" pipe found to the northwest corner thereof;

Thence North 80° 16' 50" West along the northerly line of land so conveyed to Joseph Lach by deed recorded in Volume 870, Page 423 of Lorain County Records and through the land owned by the Kopf Construction Corporation as recorded by Imaging Number 97–483238 in Lorain County Records, 661.08 feet to a 5/8" iron pin set on the easterly line of land conveyed to Donn Incorporated by deed recorded in Volume 1393, Page 474 of Lorain County Records;

Thence North 10° 07' 30" East along the easterly line of land so conveyed, 34.46 feet to a 5/8" iron pin found at the northeast corner thereof;

Thence North 79° 34' 50" West along the northerly line of land so conveyed, 223.79 feet to a 5/8" iron pin found on the easterly line of land conveyed to Donald A. Brown by deed recorded in Volume 1384, Page 818 of Lorain County Records;

Thence North 09° 34' 40" East along the easterly line of land so conveyed, 492.34 feet to a 5/8" iron pin set;

Thence South 78° 33' 25" East through the aforesaid land owned by the Kopf Construction Corporation, 1400.49 feet, passing through a 5/8" iron pin set at 1370.49 feet, to the centerline of Jaycox Road;

Thence South 11° 26' 35" West along the centerline of Jaycox Road, 1223.00 feet to the intersection of the centerline of said Chester Road and the point of beginning and containing 22.6224 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc. in January, 1998, be the same more or less, but subject to all legal highways.

STATE OF OHIO
EDWARD R. DUDLEY
S-6747
PROFESSIONAL SURVEYOR

CERTIFICATION

I hereby certify to Maroon Limited, Kopf Construction Corporation and U.S. Title Agency, Inc. that the survey prepared by me entitled ALTA/ACSM Survey of Jaycox\Chester–Parcel "A" 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, restriction 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 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 and ACSM in 1992".

686 [illegible] DUDLEY, III P.S. No. 6747 — April 7, 1998 REVISED DATE

LEGEND

YARD DRAIN		WATER METER MANHOLE	
SANITARY MANHOLE		HYDRANT	
CURB INLET		WATER VALVE	
CATCH BASIN		UTILITY POLE	
GAS METER		LIGHT POLE	
MONUMENT BOX	M	ELECTRIC METER	
DRILL HOLE		TRANSFORMER BOX	
IRON PIN FOUND			
IRON PIN SET			

CENTERLINE
WATERLINE
PROPERTY LINE
RIGHT–OF–WAY LINE
GAS LINE
OVERHEAD UTILITY LINE
ELECTRIC LINE
SANITARY SEWER
STORM SEWER
EASEMENT LINE
ORIGINAL PROP. LINE
FENCE LINE
RAILROAD TRACKS

REC./R.	RECORD	VOL.	VOLUME
MEAS./M.	MEASURED	PG.	PAGE
CALC./C.	CALCULATED	C.L.F.	CHAIN–LINK FENCE
OBS.	OBSERVED	CONN.	CONNECTION
ENCR.	ENCROACHES	AC.	ACRES
CLR.	CLEARS	S.F.	SQUARE FEET
ADJ.	ADJACENT	C.C.M.R.	CUYAHOGA COUNTY MAP RECORDS
ASP.	ASPHALT		
CONC.	CONCRETE	P.P.N.	PERMANENT PARCEL NUMBER

GRAPHIC SCALE
100 0 50 100 200 400
(1" = 100')

U.S. Title Agency, Inc. Order No. 193491 (February 25, 1998)

The NORTH COAST
Engineering & Surveying Co., Inc.
2570 Superior Ave., Suite 501 Clev., Ohio 44114
Tel. (216) 241–7070 Fax (216) 241–7071

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