LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN, CITY OF NORTH RIDGEVILLE, KNOWN AS BEING A PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 14 AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON PIPE MONUMENT FOUND AT THE INTERSECTION OF THE CENTERLINE OF CHESTNUT RIDGE ROAD (60 FEET WIDE) WITH THE CENTERLINE OF ROOT ROAD (60 FEET WIDE), THENCE NORTH 62° 56' 18" EAST ALONG THE CENTERLINE OF CHESTNUT RIDGE ROAD 109.35 FEET TO THE NORTHEAST CORNER OF LAND NOW IN THE NAME OF MARGARET E. SIGSWORTH BY DEED RECORDED IN VOLUME 227, PAGE 410 OF THE OFFICIAL RECORDS AND BEING THE PRINCIPAL POINT OF BEGINNING;

THENCE CONTINUING NORTH 62° 56' 18" EAST ALONG SAID CENTERLINE 976.50 FEET TO THE NORTHWEST CORNER OF LAND NOW IN THE NAME OF ALAN W. AND MARY S. CARRICK BY DEED RECORDED IN VOLUME 436, PAGE 95 OF THE OFFICIAL RECORDS;

THENCE NORTH 89° 59' 56" EAST, PASSING THROUGH AN IRON PIN SET IN THE SOUTHERLY LINE OF CHESTNUT RIDGE ROAD, 127.43 FEET TO AN IRON PIN SET AT AN ANGLE POINT IN THE WESTERLY LINE OF SAID CARRICK PROPERTY;

THENCE SOUTH 01° 49' 03" WEST ALONG THE WEST LINE OF SAID CARRICK PROPERTY 554.24 FEET TO A 1" DIAMETER IRON PIPE FOUND AT AN ANGLE POINT IN SAID LINE;

THENCE NORTH 64° 45' 45" EAST 74.58 FEET TO A 1" DIAMETER IRON ROD FOUND (0.10 FEET EAST) AT AN ANGLE POINT IN SAID WESTERLY CARRICK PROPERTY LINE;

THENCE SOUTH 03° 03' 14" WEST ALONG SAID WESTERLY LINE 289.79 FEET TO AN IRON PIN SET IN THE NORTHERLY LINE OF RELOCATED STATE ROUTE 10;

THENCE SOUTH 43° 08' 58" WEST ALONG SAID NORTHERLY LINE 430.39 FEET TO AN IRON PIN SET AT THE EASTERNMOST CORNER OF LAND NOW IN THE NAME OF DEAN R. AND DALE L. AUSTIN BY DEED RECORDED IN VOLUME 114, PAGE 738 OF THE OFFICIAL RECORDS;

THENCE SOUTH 67° 15' 35" WEST ALONG THE NORTHERLY LINE OF SAID AUSTIN PROPERTY, PASSING THROUGH AN IRON PIN SET IN THE EASTERLY LINE OF ROOT ROAD, 367.27 FEET TO A POINT IN THE CENTERLINE OF ROOT ROAD;

THENCE NORTH 32° 39' 29" WEST ALONG THE CENTERLINE OF ROOT ROAD 778.75 FEET TO THE SOUTHERNMOST CORNER OF THE AFOREMENTIONED SIGSWORTH PROPERTY;

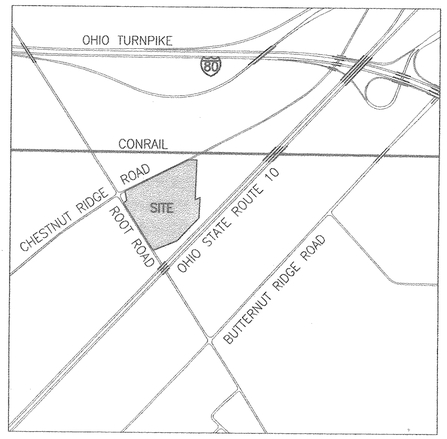
THENCE NORTH 49° 20' 31" EAST, PASSING THROUGH AN IRON PIN SET IN THE EASTERLY LINE OF ROOT ROAD, 52.00 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID PROPERTY AND BEING ALSO THE CENTER OF A COUNTY DITCH;

THENCE NORTH 04° 12' 10" WEST ALONG SAID DITCH CENTERLINE AND EASTERLY PROPERTY LINE 116.24 FEET TO A POINT;

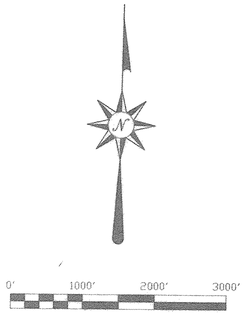
THENCE NORTH 27° 03' 42" WEST ALONG SAID DITCH CENTERLINE AND EASTERLY PROPERTY LINE 20.00 FEET TO THE PRINCIPAL POINT OF BEGINNING AND CONTAINING THEREIN 19.6522 ACRES OF LAND.

THIS DESCRIPTION PREPARED IN FEBRUARY, 1999, BY ZWICK ASSOCIATES, INC., DONALD E. HIMES, REGISTERED SURVEYOR NO. 6163, AND IS BASED ON AN ACTUAL FIELD SURVEY. NORTH DATUM USED IS THE BEARING OF RECORD FOR THE CENTERLINE OF CHESTNUT RIDGE ROAD. ALL IRON PINS SET ARE 5/8 INCH DIAMETER, 30 INCHES LONG, WITH "ZWICK" CAP.

P.P. NO. 07-00-014-104-035	
SPLIT #	DATE OF SURVEY
MAP PAGE	
SURVEYOR Donald E. Himes	



VICINITY MAP
SCALE IN FEET
1"=1000'



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY DECLARES TO NATIONAL CITY BANK, _____, COMMON WEALTH TITLE INSURANCE COMPANY, CONSOLIDATED TITLE, WILLIAM THOMAS COMMUNITIES, INC.; THAT THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS (URBAN)" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a)(1), 7(c), 8, 9, 10, 11, 13, 14, 15, AND 16 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

I FURTHER DECLARE THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED MEET THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN OHIO ADMINISTRATIVE CODE, CHAPTER 4733-37; THAT THIS PLAT, THE SURVEY ON WHICH IT WAS BASED, AND THE LEGAL DESCRIPTION SHOWN HEREON MEET THE REQUIREMENTS.

I ALSO DECLARE THAT THE PROPERTY SHOWN ON THIS PLAT ABUTS A PUBLICLY DEDICATED STREET AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY; THAT THE PROPERTY DESCRIPTION IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN COMMON WEALTH LAND TITLE INSURANCE COMPANY'S TITLE COMMITMENT No. 19072E, DATED JANUARY 5, 1999; THAT, EXCEPT AS SHOWN, THE PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS, OR ANY OTHER PURPOSE; THAT THE PROPERTY IS LOCATED IN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 390352-0010-B EFFECTIVE DATE JUNE 4, 1980 PUBLISHED BY THE U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION; AND THAT EXISTING UTILITIES (i.e., STORM, SANITARY, SEWERS, WATER GAS, AND ELECTRIC) ARE AVAILABLE TO THE PROPERTY.

THE DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE RELATED TO AN ASSUMED MERIDIAN, WHICH IS THE BEARING OF RECORD OF THE CENTERLINE OF CHESTNUT RIDGE ROAD, AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED. IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH ZWICK CAP.

DONALD E. HIMES, P.S. No. 6163
DATE: FEBRUARY, 1999

STATE OF OHIO
DONALD E. HIMES
6163
REGISTERED
SURVEYOR

PRINTED
MAR 03 1999
ZWICK ASSOC.

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ALTA/ACSM LAND TITLE SURVEY
WILLIAM THOMAS COMMUNITIES, INC.
ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 14
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

DESIGNED DEH	DRAWN PTS	CHECKED PDZ
DATE FEB. 1999	REVISED	SCALE 1"=1000'

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