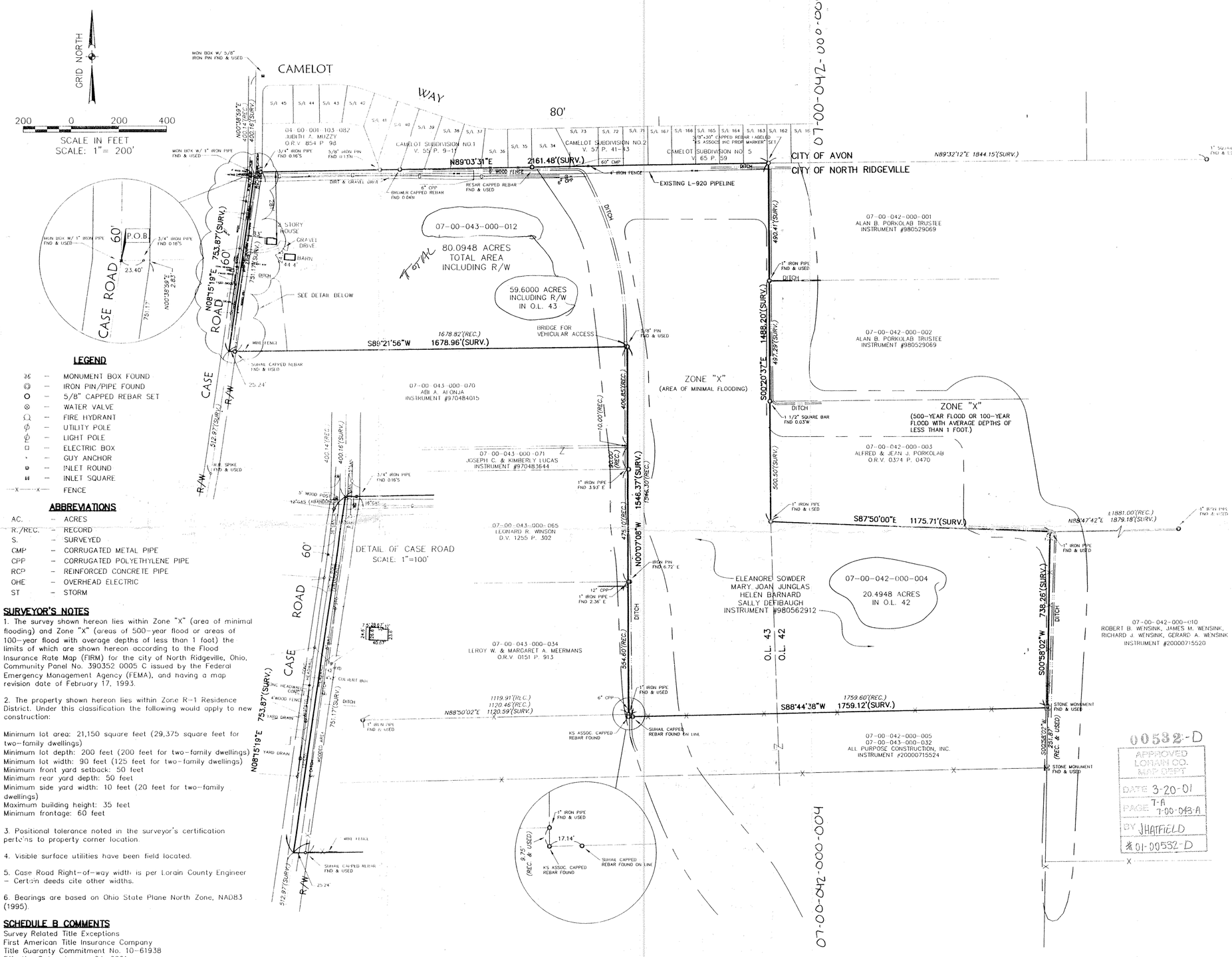

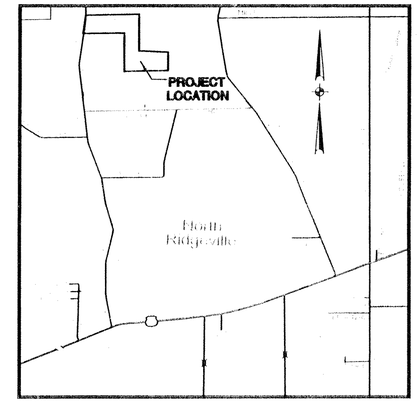

VICINITY MAP - NO SCALE

LEGEND

- MONUMENT BOX FOUND
- IRON PIN/PIPE FOUND
- 5/8" CAPPED REBAR SET
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- ELECTRIC BOX
- GUY ANCHOR
- INLET ROUND
- INLET SQUARE
- FENCE

ABBREVIATIONS

AC.	-	ACRES
R./REC.	-	RECORD
S.	-	SURVEYED
CMP	-	CORRUGATED METAL PIPE
CPP	-	CORRUGATED POLYETHYLENE PIPE
RCP	-	REINFORCED CONCRETE PIPE
OHE	-	OVERHEAD ELECTRIC
ST	-	STORM

SURVEYOR'S NOTES

1. The survey shown hereon lies within Zone "X" (area of minimal flooding) and Zone "X" (areas of 500-year flood or areas of 100-year flood with average depths of less than 1 foot) the limits of which are shown hereon according to the Flood Insurance Rate Map (FIRM) for the city of North Ridgeville, Ohio, Community Panel No. 390352 0005 C issued by the Federal Emergency Management Agency (FEMA), and having a map revision date of February 17, 1993.

2. The property shown hereon lies within Zone R-1 Residence District. Under this classification the following would apply to new construction:

Minimum lot area: 21,150 square feet (29,375 square feet for two-family dwellings)
Minimum lot depth: 200 feet (200 feet for two-family dwellings)
Minimum lot width: 90 feet (125 feet for two-family dwellings)
Minimum front yard setback: 50 feet
Minimum rear yard depth: 50 feet
Minimum side yard width: 10 feet (20 feet for two-family dwellings)
Maximum building height: 35 feet
Minimum frontage: 60 feet

3. Positional tolerance noted in the surveyor's certification pertains to property corner location.

4. Visible surface utilities have been field located.

5. Case Road Right-of-way width is per Lorain County Engineer - Certain deeds cite other widths.

6. Bearings are based on Ohio State Plane North Zone, NAD83 (1995).

SCHEDULE B COMMENTS

Survey Related Title Exceptions
First American Title Insurance Company
Title Guaranty Commitment No. 10-61938
Effective Date: January 24, 2001

2. Instrument recorded in Deed Vol. 924, PG. 887 grants right to lay pipeline within 15' strip south of existing L-920 pipeline with rights of ingress and egress. The L-920 pipeline is shown hereon.

3. Instrument recorded in Deed Vol. 1313, PG. 408 grants easement for service facility to be located within 20' of existing L-920 pipeline. The location of service facility is not specified. The L-920 pipeline is shown hereon.

SURVEYOR'S CERTIFICATION

To: Forest City Land Group, The NRP Group, L.L.C., and First American title Insurance 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 1999, and includes Items 1,2,3,4,6,7(a),8,9,10,11(b), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Mark A. Yeager 2/28/01
Mark A. Yeager, P.S. Date
Professional Surveyor Ohio Reg. No. 7289

STATE OF OHIO MARK ALLEN YEAGER 7289 REGISTERED PROFESSIONAL SURVEYOR

Date of Survey:

Last Date of Revision:

LEGAL DESCRIPTION

Situated in the City of North Ridgeville, County of Lorain, State of Ohio and known as being a part of Original Lot Nos. 42 and 43 in Ridgeville Township, also being the land conveyed to Eleanore Sowder, ~~Mary Joan Junglas, Helen Barnard, and Sally Defibaugh as~~ recorded in Instrument Nos. 980562912 of the Lorain County Land Records, being more definitely described as follows;

Beginning at a 1" iron pipe found in a monument box at the intersection of the centerline of Case Road and the northerly line of said Original Lot No. 43;

Thence, along the northerly line of Original Lot No. 43, North 89° 03' 31" East, 2161.48 feet to a 5/8" x 30" capped rebar inscribed "KS ASSOCS INC PROP MARKER" set at the northeasterly corner of Original Lot No. 43;

Thence, along the easterly line of Original Lot No. 43, South 00° 20' 37" East, 1488.20 feet to a 1" iron pipe found at the southwesterly corner of land conveyed to Alfred and Jean J. Porkolab as recorded in O.R. Volume 324, Page 470 of the Lorain County Land Records and passing through
a 1" iron pipe found at 490.41 feet;

Thence, leaving the easterly line of Original Lot No. 43, along Porkolab's southerly line, South 87° 50' 00" East, 1175.71 feet to a 1" iron pipe found at the northwesterly corner of land conveyed to Robert B. Wensink, James M. Wensink, Richard J. Wensink, and Gerard A. Wensink as recorded in Instrument No. 20000715520 of the Lorain County land Records;

Thence, along Wensink's westerly line, South 00° 58' 02" West, 738.26 feet to a stone monument found at the northeasterly corner of land conveyed to All Purpose Construction, Inc. as recorded in Instrument No. 20000715524 of the Lorain County Land Records;

Thence, along All Purpose Construction, Inc.'s northerly line, South 88° 44' 38" West, 1759.12 feet to a 5/8" x 30" capped rebar inscribed "KS ASSOCS INC PROP MARKER" found and passing through a 5/8" capped rebar inscribed "SUHAIL" found at 1741.98 feet;

Thence, continuing along All Purpose Construction, Inc.'s northerly line and along the easterly line of lands conveyed to Leroy W. and Margaret A. Meermans as recorded in O.R. Volume 151, Page 913, Leonard R. Winson as recorded in Volume 1255, Page 302, Joseph C. and Kimberly Lucas as recorded in Instrument No. 970483644, and Abi A. Afonja as recorded in Instrument No. 970484015 all of the Lorain County Land Records, North 00° 07' 08" West, 1546.37 feet to a 5/8" iron pin found at Afonja's northeasterly corner and passing through a 1" iron pipe found at 9.75 feet;

Thence, along Afonja's northerly line, South 89° 21' 56" West, 1678.96 feet to the centerline of Case Road and passing through a 5/8" capped rebar inscribed "SUHAIL" found 25.24 feet easterly from said centerline;

Thence, along said centerline, North 08° 15' 19" East, 753.87 feet to the point of beginning.

Containing within said bounds 80.0948 acres of land of which about 59.60 acres are in Original Lot No. 43 and about 20.49 acres are in Original Lot No. 42 as surveyed by KS Associates, Inc. Engineers and Surveyors in December, 2000

DATE:	2-22-01
DRAWN BY:	RGR/AMK
CH'D BY:	TAB/MAY
DWG. NAME:	ALTA
PATH:	00337/LDDT/BOUNDARY/
F.B.	

REVISIONS

DATE	DESCRIPTION	BY

KS ASSOCIATES
KS ASSOCIATES, INC.
860 Burns Road, Suite 100
P.O. Box 569
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ALTA/ACSM LAND TITLE SURVEY

PRINTED
FEB 28 2001
KS Associates, Inc

OF PART OF
ORIGINAL RIDGEVILLE TOWNSHIP LOTS 42 & 43
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 1

JOB NO. 00337