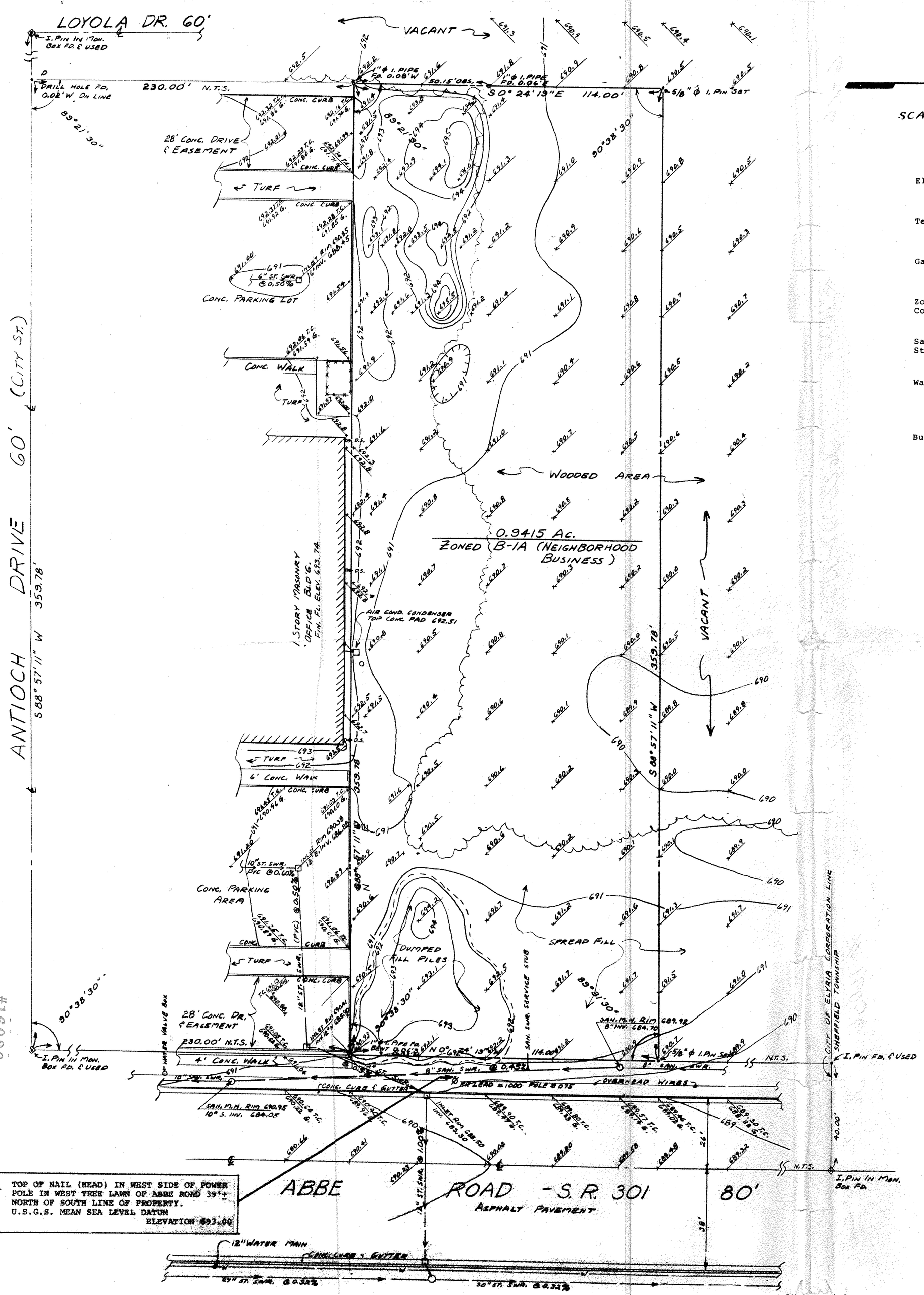


BENCH MARK: TOP OF NAIL (HEAD) IN WEST SIDE OF POWER POLE IN WEST TREE LAWN OF ABBE ROAD 39'± NORTH OF SOUTH LINE OF PROPERTY. U.S.G.S. MEAN SEA LEVEL DATUM ELEVATION 693.00

#16036
APPROVED
LORAIN CO.
MAP DEPT.
DATE 2-15-85
PAGE 6-16
BY

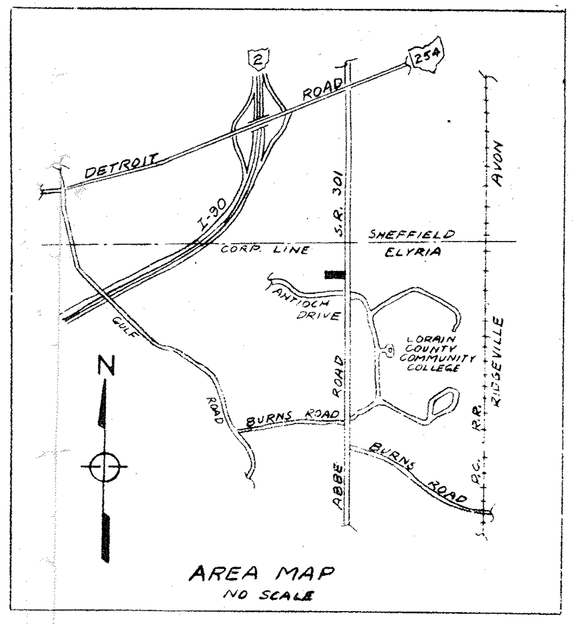
N

SCALE : 1"=20'

UTILITIES & CITY OFFICES

Electric Power:	Ohio Edison Company 385 Midway Blvd. Elyria, Ohio 44035 (216) 324-5431
Telephone:	Elyria Telephone Company 363 Third Street Elyria, Ohio 44035 (216) 329-4000
Gas:	Columbia Gas Company 216 Third Street Elyria, Ohio 44035 (216) 323-5551
Zoning, Building Code, Etc.:	Elyria Building Department 131 Court Street Elyria, Ohio 44035 (216) 322-1925
Sanitary and Storm Sewers:	Elyria City Engineer 328 Broad Street Elyria, Ohio 44035 (216) 322-5464
Water:	Elyria Utilities Department 328 Broad Street Elyria, Ohio 44035 (216) 323-1330

Building Code Used for Commercial - The Ohio Basic Building Code



RECORDING DATA

All of Sublot 3 (Lorain County Recorder's Parcel No. 6-22-007-000-155) together with the southerly 14 feet of Sublot 4 (Lorain County Recorder's Parcel No. 6-22-007-000-156) According to the deed to Elyria Realty Holding, Inc. recorded in Volume 1295, Page 462 of Lorain County Deed Records.

LOCATION AND LEGAL DESCRIPTION

Situated in the City of Elyria, County of Lorain and State of Ohio, and being known as part of Original Lot No. 7 in the Burrell and Day Tract of Elyria Township and bounded and described as follows:

Beginning at the intersection of the centerline of Antioch Drive (60 feet side), recorded in College Green Subdivision No. 1 in Volume 33, Pages 54 and 55 of the Lorain County Plat Records, and the westerly line of Abbe Road (80 feet wide and also known as Ohio State Route No. 301); Thence North 0° 24' 19" West, along the westerly line of Abbe Road, 230.00 feet to the principal place of beginning:

Thence Continuing along said westerly line of Abbe Road, North 0° 24' 19" West, 114.00 feet to a point;

Thence South 88° 57' 11" West, 359.78 feet to a point;

Thence South 0° 24' 19" East, 114.00 feet to a point;

Thence North 88° 57' 11" East, 359.78 feet to the principal place of beginning;

Containing within said bounds 41,012 square feet (0.9415 acres) of land be the same more or less but subject to all legal highways and easements of record.

The Street address of the site is: 1216 Abbe Road
Elyria, Ohio 44035

CERTIFICATION

I, Richard R. Ziegman, a Registered Land Surveyor in the State of Ohio, hereby certify that the foregoing is a true and correct plat of an actual field survey of a parcel of land as described above; that there are no encroachments by buildings on the adjoining property, that there are no rights of way, easements or joint driveways over or across said land visible on the surface of the ground, that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports thereof including poles, anchors, and guy wires on or over said premises except as shown, and that the property is not within a flood plain.

According to my survey this 6TH day of SEPTEMBER 1984.

Registration No. 5706

Richard R. Ziegman
Richard R. Ziegman
SITE CONSULTANTS, INC.
15210 MADISON AVENUE
CLEVELAND, OHIO 44107
(216) 228-6077

STATE OF OHIO
RICHARD R. ZIEGMAN
S-6706
REGISTERED SURVEYOR

RECEIVED SEP 17 1984

SITE CONSULTANTS, INC.
15210 MADISON AVE. LAKEWOOD OHIO 44107

KINDER CARE - PROP'D SITE
1216 ABBE ROAD
ELYRIA, OHIO

PLAT OF SURVEY

DATE	9/6/84
REVISIONS	
DRAWN BY	RZ
CHECKED BY	RZ
BOOK NO.	
COMMISSION	

SHEET 1 OF 1