ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR

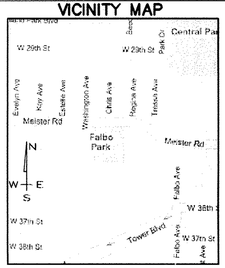
FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO: NCS-442745-CLE
DATE: OCTOBER 11, 2011
OWNER: Todd and Keri Roby Ltd.
DOCUMENT NO. 2008-0238384

APPROVED LORAIN CO. MAP DEPT
DATE 11-30-11
PAGE 2-01-006-189-034
BY R. MAINES
11-02399-D

02-01-006-189-034
Scan # 47046
47047
47048 47049

VICINITY MAP



NOT TO SCALE

legal Description

Situated in the City of Lorain, County of Lorain, State of Ohio, described as follows:

PROPERTY FOR PARCEL(S): 02-01-006-189-034

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND THE STATE OF OHIO: AND BEING KNOWN AS PART OF ORIGINAL LOT NO. 6, TRACT NO. 1 OF BLACK RIVER TOWNSHIP, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERLY LINE OF FALBO AVENUE (90 FEET WIDE), AT THE SOUTH EASTERN CORNER OF FALBO SUBDIVISION RECORDED IN VOLUME 18, PAGE 17 OF LORAIN COUNTY RECORDS;

THENCE SOUTH 0° 26' 53" EAST ALONG THE WESTERLY LINE OF FALBO AVENUE, A DISTANCE OF 725.15 FEET TO A POINT;

THENCE SOUTH 89° 37' 21" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 0° 26' 53" EAST, A DISTANCE OF 58.59 FEET TO A POINT; SAID POINT BEING THE NORTHERLY LINE OF TOWER BOULEVARD 118' (FEET WIDE);

THENCE NORTH 88° 16' 12" WEST ALONG THE NORTHERLY LINE OF TOWER BOULEVARD, A DISTANCE OF 47.28 FEET TO A POINT;

THENCE SOUTH 64° 54' 53" WEST ALONG THE NORTHERLY LINE OF TOWER BOULEVARD, A DISTANCE OF 787.40 FEET TO A POINT;

THENCE SOUTH 66° 12' 20" WEST ALONG SAID TOWER BOULEVARD, A DISTANCE OF 460.42 FEET TO THE SOUTHEASTERLY CORNER OF MICHAEL R. AND LINDA J. HAGGARD, RECORDED IN VOLUME 913, PAGE 464 OF LORAIN COUNTY DEED RECORDS;

THENCE NORTH 0° 44' 16" EAST, A DISTANCE OF 147.99 FEET TO A POINT;

THENCE NORTH 65° 27' 20" EAST, A DISTANCE OF 38.71 FEET TO A POINT;

THENCE NORTH 0° 44' 12" EAST, A DISTANCE OF 123.47 FEET TO A POINT;

THENCE NORTH 89° 15' 48" WEST, A DISTANCE OF 164.60 FEET TO THE EASTERLY LINE OF WASHINGTON AVENUE (66 FEET WIDE);

THENCE NORTH 0° 44' 16" EAST ALONG THE EASTERLY LINE OF WASHINGTON AVENUE, A DISTANCE OF 286.98 FEET TO A POINT;

THENCE NORTH 89° 37' 21" WEST, A DISTANCE OF 325.47 FEET TO A POINT;

THENCE NORTH 0° 42' 14" EAST A DISTANCE OF 726.74 FEET TO A POINT ON THE SOUTHERLY LINE OF FALBO SUBDIVISION VOLUME 18, PAGE 7 OF LORAIN COUNTY RECORDS; SAID POINT BEING ALSO THE EASTERLY LINE OF ESTELLE AVENUE (60 FEET WIDE);

THENCE SOUTH 89° 34' 17" EAST ALONG THE SOUTHERLY LINE OF FALBO SUBDIVISION, A DISTANCE OF 1593.36 FEET TO THE WESTERLY LINE OF FALBO AVENUE AND THE PLACE OF BEGINNING, BE THE SAME MORE OR LESS.

CONTAINING 35.5522 ACRES OF LAND, ACCORDING TO A SURVEY BY BEMBA K. JONES, REGISTERED SURVEYOR NO. 7343, AUGUST, 2011

ZONING INFORMATION:

SUBJECT PROPERTYIS ZONED "R-1-B RESIDENTIAL CONDITION IS FOR SCHOOL(EXIST)

PROPERTY LIES IN FLOOD ZONE "X"
AREA OF MINIMAL FLOODING
FLOOD INSURANCE RATE MAP
PANEL 118 OF 410
COMMUNITY PANEL NO. 390359C0116D
AFFECTIVE DATE AUGUST 19 2008

NOTE:

BEARINGS ARE BASED ON OHIO NORTH STATE PLANE COORDINATES DERIVED FROM OHIO VRS NETWORK, NAD 83 (COORS 96). VERTICLE DATUM (NAVD 88) DATED OF SURVEY: JULY 10, 2010.

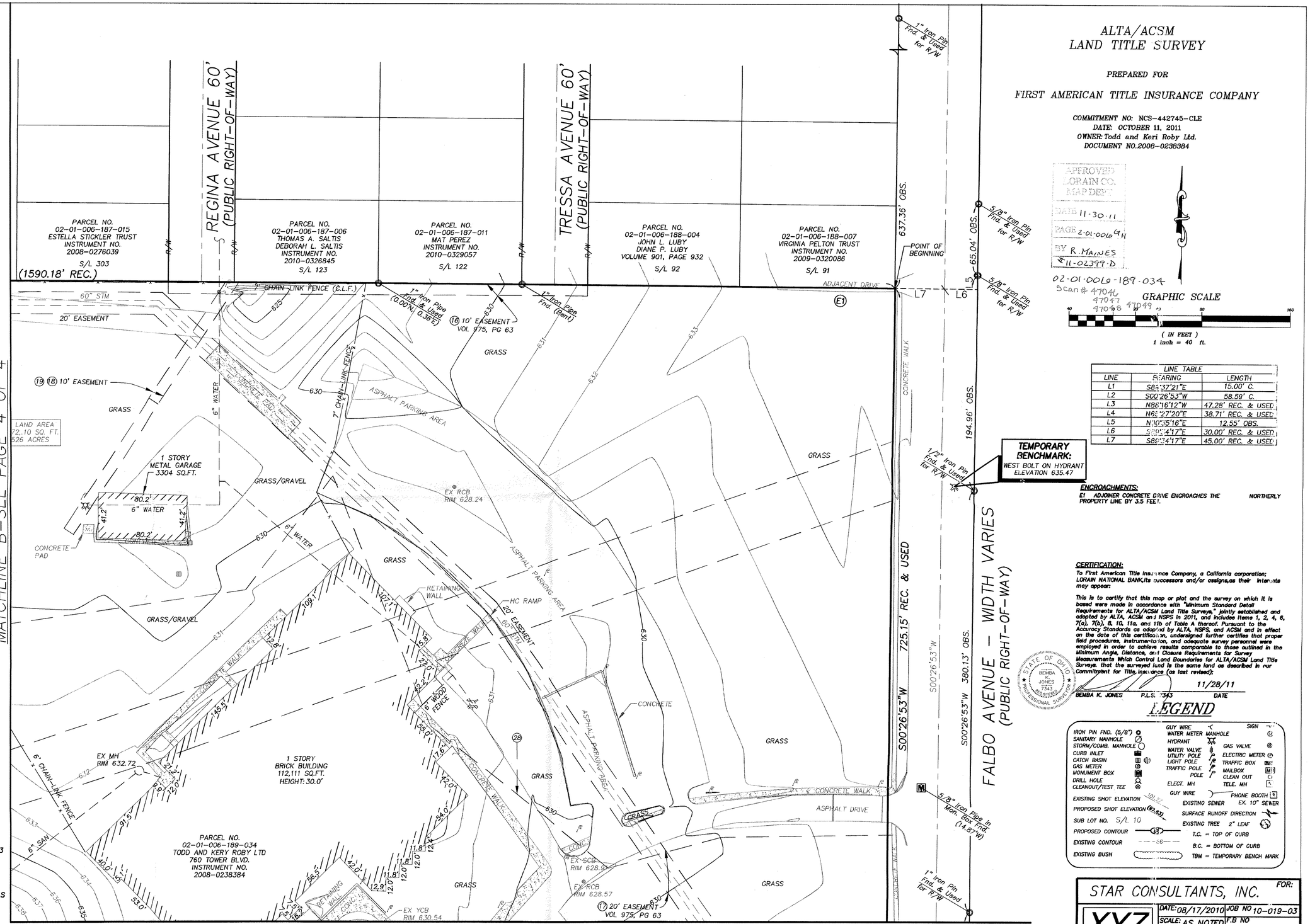
● = 5/8" IRON PIN SET AND CAPPED P.L.S. NO. 7343

1. NO OBSERVABLE EVIDENCE OF RECENT CONSTRUCTION.

2. NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A WASTE DUMP OR SANITARY LANDFILL.

3. NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

4. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.



TEMPORARY BENCHMARK:
WEST BOLT ON HYDRANT
ELEVATION 635.47

ENCROACHMENTS:
E1 ADJOINER CONCRETE DRIVE ENCROACHES THE NORTHERLY PROPERTY LINE BY 3.5 FEET.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°37'21"E	15.00' C.
L2	S00°26'53"W	58.59' C.
L3	N88°16'12"W	47.28' REC. & USED
L4	N65°27'20"E	38.71' REC. & USED
L5	N00°35'16"E	12.55' OBS.
L6	S89°34'17"E	30.00' REC. & USED
L7	S89°34'17"E	45.00' REC. & USED

GRAPHIC SCALE
40 20 0 80 160
(IN FEET)
1 inch = 40 ft.

CERTIFICATION:

To First American Title Insurance Company, a California corporation; LORAIN NATIONAL BANK,its successors and/or assigns,as their interests may appear:

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 2011, and includes items 1, 2, 4, 6, 7(a), 7(b), 8, 10, 11a, and 11b 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 proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys. that the surveyed land is the same land as described in our Commitment for Title Insurance (as last revised);

STATE OF OHIO BEMBA JONES 7343 REGISTERED PROFESSIONAL SURVEYOR

11/28/11
BEMBA K. JONES P.L.S. 7343 DATE

LEGEND

IRON PIN FND. (5/8") ○
SANITARY MANHOLE ⊘
STORM/COMB. MANHOLE ◯
CURB INLET
CATCH BASIN
GAS METER
MONUMENT BOX M
DRILL HOLE
CLEANOUT/TEST TEE
EXISTING SHOT ELEVATION 635.47
PROPOSED SHOT ELEVATION (635.47)
SUB LOT NO. S/L 10
PROPOSED CONTOUR 638
EXISTING CONTOUR 636
EXISTING BUSH
GUY WIRE
WATER METER MANHOLE
HYDRANT
WATER VALVE
UTILITY POLE
LIGHT POLE
TRAFFIC POLE
POLE
ELECT. MH
GUY WIRE
SIGN
GAS VALVE
ELECTRIC METER
TRAFFIC BOX
MAILBOX
CLEAN OUT
TELE. MH
PHONE BOOTH
EXISTING SEWER EX. 10" SEWER
SURFACE RUNOFF DIRECTION
EXISTING TREE 2" LEAF
T.C. = TOP OF CURB
B.C. = BOTTOM OF CURB
TBM = TEMPORARY BENCH MARK

NO:	DISCRIPTION	DATE OF APPROVAL
1		
REVISIONS		

STAR CONSULTANTS, INC. FOR:

XYZ SURVEY SERVICE LTD.
1723 OLD LEONARD AVE.
COLUMBUS, OHIO 43219
FAX: 614-252-2084 PH: 614-252-2084

DATE: 08/17/2010	JOB NO 10-019-03
SCALE: AS NOTED	F.B NO
REVISED:	MAP NO 1 of 4
	DRAWN BY: M.S.P.
	CKD BY: B.K.J.
	CAD FILE

02-01-006-189-034