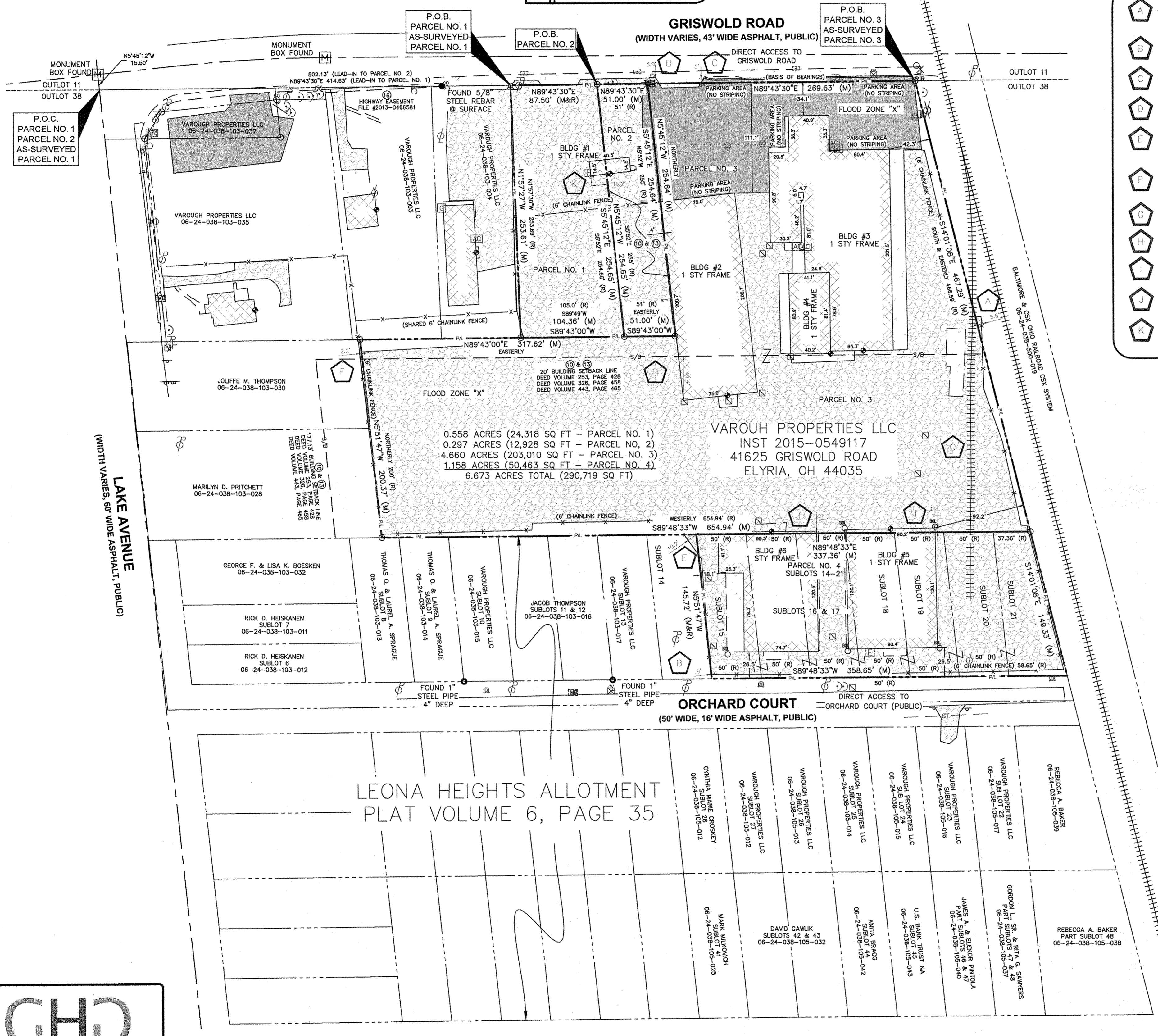


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19 SURVEY DRAWING



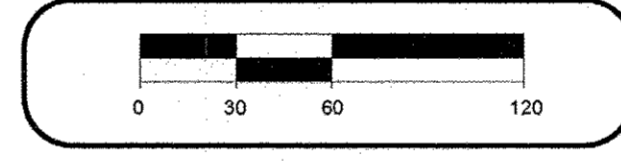
7 STATEMENT OF ENCROACHMENTS

- A CHAINLINK FENCE AND GRAVEL PARKING AREA ENCROACH ACROSS THE EASTERLY PROPERTY LINE BY A DISTANCE OF 5.6 FEET
- B GRAVEL ENCROACHES ACROSS THE WESTERLY PROPERTY LINE BY A DISTANCE OF 0.9 FEET.
- C ASPHALT PARKING AREA ENCROACHES ACROSS THE NORTHERLY PROPERTY LINE BY A MAXIMUM OF 5 FEET.
- D GRAVEL PARKING AREA ENCROACHES ACROSS THE NORTHERLY PROPERTY LINE BY A MAXIMUM OF 5.9 FEET
- E CHAINLINK FENCE AND GRAVEL PARKING AREA ENCROACH ACROSS THE WESTERLY PROPERTY LINE BY A DISTANCE OF 10.2 FEET.
- F CHAINLINK FENCE AND GRAVEL PARKING AREA ENCROACH ACROSS THE WESTERLY PROEPRTY LINE BY A DISTANCE OF 2.2 FEET.
- G RAILROAD SPUR ENCROACHES ONTO THE PROPERTY .
- H BUILDING ENCROACHES ACROSS THE PROPERTY LINE BY A DISTANCE OF 44.4 FEET.
- I BUILDING ENROACHES ACROSS THE PROPERTY LINE BY A DISTANCE OF 2.1 FEET.
- J BUILDING ENCROACHES ACROSS THE PROPERTY LINE BY A DISTANCE OF 4.5 FEET.
- K BUILDING ENCROACHES ACROSS THE PROPERTY LINE BY A DISTANCE OF 16.2 FEET.

9 LEGEND

—E—	ELECTRIC	●	PIN FOUND
—OHE—	OVERHEAD ELECTRIC	○	PIPE FOUND
—W—	WATER	⊠	MONUMENT BOX FOUND
	RAILROAD TRACKS	○	SET 5/8 INCH DIAMETER STEEL REBAR W/ PLASTIC CAP INSCRIBED "GHG LLC"
—X—	FENCE	⊗	MAG NAIL SET
---	EASEMENT	⊕	WATER VALVE
—SB—	SETBACK LINE	⊕	WATER METER
—RW—	RIGHT-OF-WAY	⊕	POWER POLE
—CL—	CENTERLINE	⊕	TELEPHONE POLE
—PL—	SUBJECT PROPERTY LINE	⊕	TELEPHONE BOX
---	LOT LINE	⊕	ELECTRIC METER
---	EDGE OF ASPHALT	⊕	GAS METER
---	EDGE OF CONCRETE	⊕	GUY WIRE
---	EDGE OF GRAVEL	⊕	LOCATION BUILDING HEIGHT MEASURED
---	ORIGINAL SURVEY LINE	⊕	SANITARY CLEANOUT
[ ]	BLOCK	⊕	SQUARE CATCH BASIN
[ ]	CONCRETE	⊕	CURB INLET
[ ]	ASPHALT	⊕	MANHOLE
[ ]	GRAVEL	⊕	AIR CONDITIONER
[ ]	EXISTING BUILDING	⊕	FIRE HYDRANT
		⊕	SPIGOT
		⊕	TRENCH DRAIN

17 NORTH ARROW / SCALE



10 BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011), established in the area of the tract by a Global Positioning Survey (GPS) performed by Gandee Heydinger Group, LLC during March 2018, with the south line of Griswold Road having a bearing of North 89 degrees 43 minutes 30 seconds East (N 89°43'30" E) as described in instrument 2015-0549117. All angles calculated from this bearing.

5 FLOOD INFORMATION

By graphic plotting only, this property is located in area Zone "X" of the Flood Insurance Rate Map, Community Panel No. 39093C0119-D, which bears an effective date of August 19, 2008, and IS NOT located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE 'B' ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)

This Work Coordinated By:  
FA Commercial Due Diligence Services Co.

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405-253-2444  
website: www.firstamcads.com  
Toll Free: 888.322.7371

Drawn By:	CMC	Date:	
Surveyor:	18-089-09	Revision:	
Ref No:	ALTA.dwg	Date:	
Aprd By:	ASH	Revision:	
Field Date:	March 27, 2018	Date:	
Scale:	1"=60'	Revision:	

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

41625 GRISWOLD ROAD  
ELYRIA, OHIO

Project Name:  
Carter Lumber - Griswold Road Properties  
CDS Project Number:  
18-03-0195:001

**GHG**  
Gandee Heydinger Group  
Civil Engineering & Energy Services  
642 Brookside Boulevard, Westerville, Ohio 43081  
614-942-6982 www.ghgcivil.com

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