

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN ORIGINAL LOT 9, TOWNSHIP 4N, RANGE 18W,
WESTERN CONNECTICUT RESERVE,
TOWNSHIP OF PITTSFIELD, LORAIN COUNTY, OHIO

SCHEDULE B-2 EXCEPTIONS

THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY L.W. SURVEY CO. TO DETERMINE OWNERSHIP OF THESE TRACTS, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, L.W. SURVEY CO. RELIED UPON ORDER NUMBER 38200111, COMMITMENT DATE JUNE 29, 2020, AT 12:00 AM, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

EXCEPT AS OTHERWISE EXPRESSLY NOTED IN NOTES BELOW, L.W. SURVEY CO. DID NOT EXAMINE OR ADDRESS THE EFFECTS, FEES OR ASSESSMENTS DUE, TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESERVATIONS AND/OR RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND STATED PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

SCHEDULE B - 1 OF THE ABOVE TITLE COMMITMENT CONTAINS REQUIREMENTS REGARDING LIENS, TASES, MORTGAGES AND LEASES THAT WERE NOT EXAMINED OR ADDRESSED BY L.W. SURVEY CO.

EXCEPTIONS NOS 1-12 ARE STANDARD EXCEPTIONS.

13. INTENTIONALLY DELETED.

14. ANY MAP/PLAT FURNISHED IS BEING DONE SO AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES LOCATIONS OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN HEREON.

15. OIL AND GAS LEASE BY AND BETWEEN CHARLES LUIKART AND JOSEPHINE L. LUIKART AND AMERICAN LAND SERVICES CORPORATION, FILED FOR RECORD NOVEMBER 13, 1996 AND RECORDED IN OFFICIAL RECORD VOLUME 1387, PAGE 148, RECORDER'S OFFICE, LORAIN COUNTY, OHIO. NOTE: NO FURTHER EXAMINATION HAS BEEN DONE AS TO THE ABOVE LEASE. (AFFECTS SITE - NO EVIDENCE VISIBLE)

16. RIGHT OF WAY TO THE BUCKEYE PIPE LINE COMPANY, FILED FOR RECORD AUGUST 14, 1896, IN MISCELLANEOUS VOLUME 4, PAGE 384, RECORDER'S OFFICE, LORAIN COUNTY, OHIO. (AFFECTS SITE - UNABLE TO PLACE, NO WIDTH GIVEN TO EASEMENT)

17. OIL AND GAS LEASE BY AND BETWEEN H.O. GILL AND THE WISER OIL COMPANY, FILED FOR RECORD JUNE 4, 1930, IN LEASE VOLUME 34, PAGE 335, RECORDER'S OFFICE, LORAIN COUNTY, OHIO. NOTE: NO FURTHER EXAMINATION HAS BEEN DONE AS TO THE ABOVE LEASE. (AFFECTS SITE - NO EVIDENCE VISIBLE)

18. RIGHT OF WAY TO THE OHIO FUEL GAS COMPANY, FILED FOR RECORD AUGUST 29, 1946, IN DEED VOLUME 393, PAGE 133, RECORDER'S OFFICE, LORAIN COUNTY, OHIO. (AFFECTS SITE - AS SHOWN HEREON, NO EASEMENT WIDTH GIVEN)

19. RIGHT OF WAY TO THE BUCKEYE PIPE LINE COMPANY FILED FOR RECORD APRIL 26, 1962, IN DEED VOLUME 820, PAGE 461, RECORDER'S OFFICE, LORAIN COUNTY, OHIO. (AFFECTS SITE - AS SHOWN HEREON)

20. OPEN-END REAL ESTATE MORTGAGE FROM JMF LAND CO., LLC, AN OHIO LIMITED LIABILITY COMPANY, TO AG CREDIT AGRICULTURE CREDIT ASSOCIATION, IN THE MAXIMUM AMOUNT OF \$229,155.00, FILED FOR RECORD SEPTEMBER 3, 2010, IN INSTRUMENT NO. 2010-0345632, RECORDER'S OFFICE, LORAIN COUNTY, OHIO, AS AFFECTED BY:

MORTGAGE MODIFICATION AGREEMENT BETWEEN JMF LAND CO., LLC, AN OHIO LIMITED LIABILITY COMPANY ("MORTGAGORS"), AND AG CREDIT AGRICULTURE CREDIT ASSOCIATION ("LENDER"), FILED FOR RECORD APRIL 18, 2013, IN INSTRUMENT NO. 2013-0457324, RE-RECORDED ON JUNE 5, 2013 IN INSTRUMENT NO. 2013-0464353, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

MORTGAGE MODIFICATION AGREEMENT BETWEEN JMF LAND CO., LLC, AN OHIO LIMITED LIABILITY COMPANY ("MORTGAGORS"), AND AG CREDIT AGRICULTURE CREDIT ASSOCIATION ("LENDER"), FILED FOR RECORD JUNE 27, 2013, IN INSTRUMENT NO. 2013-0487719, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

MORTGAGE MODIFICATION AGREEMENT BETWEEN JMF LAND CO., LLC, AN OHIO LIMITED LIABILITY COMPANY ("MORTGAGORS"), AND AG CREDIT AGRICULTURE CREDIT ASSOCIATION ("LENDER"), FILED FOR RECORD SEPTEMBER 23, 2013, IN INSTRUMENT NO. 2013-0479661, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

21. OPEN-END REAL ESTATE MORTGAGE FROM HICKORY GROVE FARMS INC. AND JMF LAND CO., LLC, AN OHIO LIMITED LIABILITY COMPANY, TO AG CREDIT, AGRICULTURE CREDIT ASSOCIATION, IN THE MAXIMUM AMOUNT OF \$3,832,881.88, FILED FOR RECORD MAY 10, 2016, IN INSTRUMENT NO. 2016-0584980, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

22. NOTICE OF COMMENCEMENT RECORDED ON APRIL 17, 2018 IN INSTRUMENT NO. 2018-0668707, RECORDER'S OFFICE, LORAIN COUNTY, OHIO. (DOES NOT AFFECT SITE - AS SHOWN HEREON)

23. EASEMENT TO NEXUS GAS TRANSMISSION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FILED FOR RECORD MAY 24, 2017, IN INSTRUMENT NO. 2017-0630667, RECORDER'S OFFICE, LORAIN COUNTY, OHIO, AS AFFECTED BY: FIRST AMENDMENT TO GRANT OF EASEMENT TO NEXUS GAS TRANSMISSION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FILED FOR RECORD JUNE 18, 2020, IN INSTRUMENT NO. 2020-0765240, RECORDER'S OFFICE, LORAIN COUNTY, OHIO. (DOES NOT AFFECT SITE - AS SHOWN HEREON)

24. TERMS AND CONDITIONS OF PERMANENT ACCESS EASEMENT FOR INGRESS AND EGRESS TO COLUMBIA GAS TRANSMISSION, LLC DATED MAY 14, 2020 RECORDED AS INSTRUMENT NO. 2020-0765239, RECORDER'S OFFICE, LORAIN COUNTY, OHIO. (AFFECTS SITE - AS SHOWN HEREON)

25. TAX PARCEL DESC: QUARRY RD OBERLIN, OH 44074. TAXES, LISTED IN THE NAME(S) OF JMF LAND CO LLC (PARCEL ID 14-00-009-000-024) FOR THE FIRST HALF OF THE YEAR 2019 IN THE NET AMOUNT OF \$245.98, ARE PAID; TAXES FOR THE SECOND HALF OF THE YEAR 2019 IN THE NET AMOUNT OF \$245.98, ARE UNPAID AND DUE JULY 10, 2020.

LAND: \$50,100.00 ; CAUV: \$9,138.50

ATTENTION IS DIRECTED TO THE FACT THAT THE PREMISES DESCRIBED UNDER SCHEDULE A HEREOF IS CURRENTLY LISTED ON THE AUDITOR'S AGRICULTURAL LAND TAX LIST AND IS CURRENTLY TAXED AT THIS AGRICULTURAL USE UNDER THE PROVISIONS OF SECTION 5713.32 OF THE OHIO REVISED CODE. IF THE LAND IS REMOVED FROM THE AGRICULTURAL LAND TAX LIST A CHARGE MAY BE LEVIED AGAINST SAID LAND, UNDER SECTION 5713.34 OF THE OHIO REVISED CODE THE CHARGE SHALL CONSTITUTE A LIEN UPON THE PROPERTY AS OF THE FIRST DAY OF JANUARY OF THE TAX YEAR IN WHICH THE CHARGE IS LEVIED. NO LIABILITY IS ASSUMED UNDER THIS POLICY FOR ANY LIEN ARISING UNDER THE PROVISIONS OF SECTION 5713.34 OF THE OHIO REVISED CODE.

26. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND THEREAFTER ARE A LIEN BUT ARE NOT YET DUE AND PAYABLE.

TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

ADDITIONS OR ABATEMENTS, IF ANY, WHICH MAY HEREAFTER BE MADE BY LEGALLY CONSTITUTED AUTHORITIES ON ACCOUNT OF ERRORS, OMISSIONS OR CHANGES IN THE VALUATION

GENERAL NOTES

1. THE PLAN SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LW SURVEY COMPANY ON 8/7/2020.

2. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY. ONLY SIGNED AND SEALED PRINTS OF THIS SURVEY SHALL BE DESIGNATED OFFICIAL COPIES.

3. NO SURVEYING WAS DONE TO DETERMINE FLOOD ZONES SHOWN HEREON AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER FLOOD HAZARD BOUNDARY MAP COMMUNITY-PANEL NUMBER 39093C0194D (EFFECTIVE DATE AUGUST 19, 2008). THIS PARCEL IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA (ZONE X).

4. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE MADE FOR THIS PLAN AND IT THEREFORE DOES NOT REFLECT THE CONDITIONS WHICH MAY BE REVEALED TO THIS PROPERTY THROUGH THOSE ADDITIONAL SURVEYS. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY AND/OR DRAINAGE SERVICE. VERIFY INFO PRIOR TO ANY NEW DESIGN, DEVELOPMENT OR CONSTRUCTION.

5. WETLAND LOCATIONS SHOWN WERE PROVIDED BY TC ENERGY.

6. VISIBLE AND APPARENT EVIDENCE OF RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, EASEMENTS OR CLAIMS OF EASEMENTS, AND APPARENT DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

7. THERE ARE NO BUILDINGS LOCATED ON THIS SITE.

8. SUBSTANTIAL FEATURES AS OBSERVED ON THIS SITE ARE SHOWN HEREON.

9. PRIOR TO EXCAVATION OHIO ONE CALL SHOULD BE CONTACTED AT 1-800-362-2764 TO MARK OUT ALL UNDERGROUND LINES.

10. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON ELECTRONIC LINE LOCATING EQUIPMENT, AND ARE SUBJECT TO THE LIMITATIONS OF THIS EQUIPMENT. LW SURVEY CANNOT GUARANTEE THAT ALL UNDERGROUND UTILITIES HAVE BEEN IDENTIFIED. NO UNDERGROUND UTILITIES HAVE BEEN DAYLIGHTED AS PART OF THIS SURVEY.

AREA

PARENT TRACT - 34.79 ACRES REMAINING (1,515,662.13 SQ.FT.)
SUBJECT TRACT - 1.67 ACRES (72,831.30 SQ.FT.)

ZONING REGULATIONS

PER PITTSFIELD TOWNSHIP ZONING RESOLUTION ADOPTED
12/16/02

GENERAL RESIDENTIAL DISTRICT

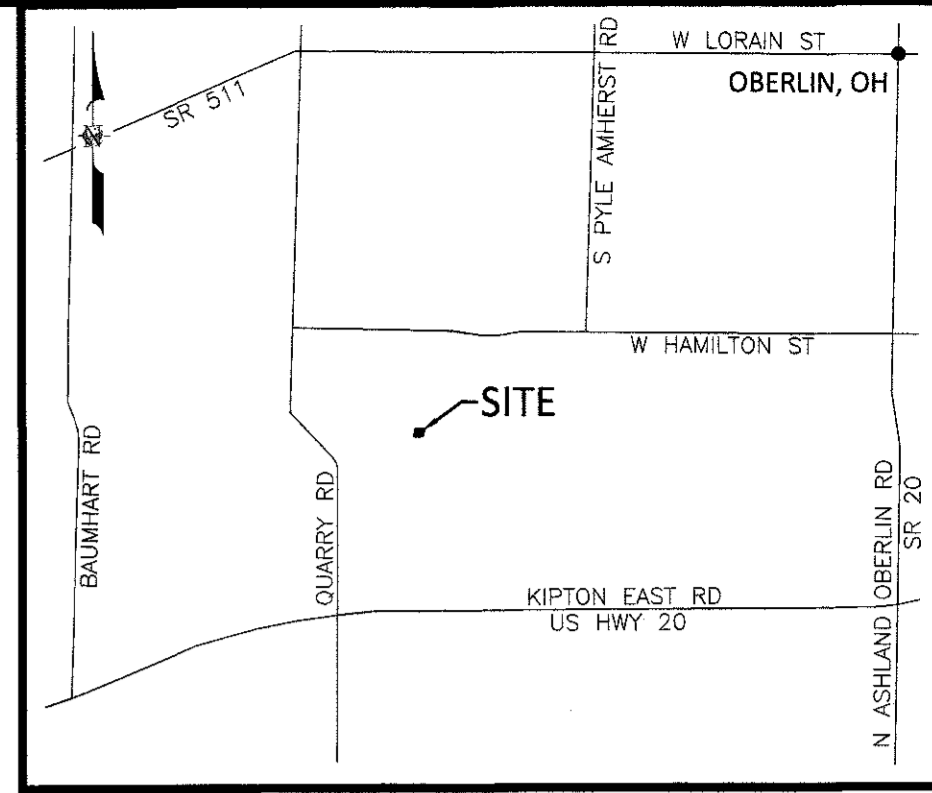
BUILDING SETBACK LINES
MINIMUM FRONT SETBACK LINE.....100' FROM ROAD
CENTER OR 70' FROM ROAD RIGHT-OF-WAY

MINIMUM SIDE SETBACK LINE.....20'
MINIMUM REAR SETBACK LINE.....20'
MINIMUM AGRICULTURAL.....50'
MINIMUM LOT AREA.....2 ACRES
MINIMUM LOT FRONTAGE.....200'
MAXIMUM BUILDING HEIGHT.....35'

REFERENCE DRAWINGS

1. BOUNDARY SURVEY PREPARED FOR JOSEPHINE LUIKART, BY HAYWOOD CIVIL ENGINEERING & LAND SURVEYING DATED 03/08/2005.

2. TC ENERGY MINOR SUBDIVISION PLAT, PERFORMED BY LW SURVEY CO. & DATED 01/15/2020.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION FOR TWENTY (20) FOOT WIDE PERMANENT ACCESS ROAD EASEMENT

SITUATED IN PITTSFIELD TOWNSHIP, LORAIN COUNTY, AND STATE OF OHIO:

CENTERLINE DESCRIPTION OF A PROPOSED TWENTY (20) FOOT WIDE PERMANENT ACCESS ROAD EASEMENT ACROSS THAT CERTAIN PARCEL OF LAND BEING PART OF ORIGINAL PITTSFIELD TOWNSHIP LOT 9, AS CONVEYED TO JMF LAND CO., LLC, DESCRIBED IN LORAIN COUNTY DOCUMENT NO. 2010-0345631, SAID EASEMENT BEING 10 FEET ALONG EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF ORIGINAL PITTSFIELD TOWNSHIP LOT 9, SAID POINT BEING MARKED BY AN IRON ROD IN A MONUMENT BOX IN THE CENTERLINE OF QUARRY ROAD (60 FEET IN WIDTH);

THENCE ALONG THE WEST LINE OF ORIGINAL LOT 9, NORTH 02°58'44" WEST A DISTANCE OF 1,073.75 FEET, TO A POINT ON THE WEST LINE OF SAID ORIGINAL LOT 9;

THENCE, LEAVING SAID WEST LINE OF ORIGINAL LOT 9, NORTH 86°22'02" EAST A DISTANCE OF 30.36 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF QUARRY ROAD AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED CENTERLINE;

THENCE NORTH 86°22'02" EAST A DISTANCE OF 387.67 FEET, TO A POINT;

THENCE NORTH 86°49'42" EAST A DISTANCE OF 412.12 FEET, TO A POINT;

THENCE NORTH 84°28'48" EAST A DISTANCE OF 113.10 FEET, TO A POINT;

THENCE NORTH 85°37'04" EAST A DISTANCE OF 53.20 FEET, TO A POINT;

THENCE NORTH 88°33'15" EAST A DISTANCE OF 63.57 FEET, TO A POINT;

THENCE NORTH 56°06'37" EAST A DISTANCE OF 7.83 FEET, TO A POINT;

THENCE NORTH 89°57'46" EAST A DISTANCE OF 49.26 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 61.60 FEET, AN ARC LENGTH OF 53.98 FEET, A CENTRAL ANGLE OF 50°12'02", A CHORD BEARING SOUTH 88°02'50" EAST A DISTANCE OF 52.27 FEET, TO A POINT;

THENCE SOUTH 75°38'47" EAST A DISTANCE OF 24.33 FEET, TO A POINT;

THENCE SOUTH 81°39'53" EAST A DISTANCE OF 28.57 FEET, TO A POINT;

THENCE NORTH 86°14'56" EAST A DISTANCE OF 40.74 FEET, TO A POINT;

THENCE NORTH 89°59'30" EAST A DISTANCE OF 91.16 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 89.42 FEET, AN ARC LENGTH OF 111.90 FEET, A CENTRAL ANGLE OF 71°41'55", A CHORD BEARING NORTH 54°38'08" EAST A DISTANCE OF 104.74 FEET, TO A POINT;

THENCE NORTH 22°18'18" EAST A DISTANCE OF 75.67 FEET, TO A POINT;

THENCE NORTH 30°38'31" EAST A DISTANCE OF 47.75 FEET, TO A POINT;

THENCE NORTH 32°11'28" EAST A DISTANCE OF 101.99 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 164.59 FEET, AN ARC LENGTH OF 58.78 FEET, A CENTRAL ANGLE OF 20°27'48", A CHORD BEARING NORTH 20°26'45" EAST A DISTANCE OF 58.47 FEET, TO A POINT;

THENCE NORTH 12°23'07" EAST A DISTANCE OF 258.37 FEET, TO THE POINT OF TERMINATION OF THIS HEREIN DESCRIBED CENTERLINE; SAID CENTERLINE BEING 1,978.00 FEET, OR 119.88 RODS IN LENGTH, AND SAID PERMANENT ACCESS ROAD EASEMENT CONTAINING 0.91 ACRES (39,543.14 SQ. FT.) OF LAND, MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON DOCUMENT NUMBER 2010-0345631 AS RECORDED IN THE OFFICE OF THE RECORDER OF LORAIN COUNTY, OHIO.

FIELDWORK WAS PERFORMED UNDER THE DIRECTION OF GWEN S. CUNNINGHAM, REGISTERED SURVEYOR NO. 8742.

ALTA/NSPS LAND TITLE SURVEY



OBERLIN, OH
LORAIN COUNTY



LW Survey Co.
1725 Oregon Pike
Lancaster, PA 17601

PROJECT NUMBER: 53152

SHEET 2 OF 2

SCALE: 1"=100'	DRAWN BY: ARG	CHECKED BY: GSC	DATE: 8/13/2020
REVISIONS			