



SURVEYOR'S CERTIFICATE
 JULY 23, 1998

THIS SURVEY IS MADE FOR THE BENEFIT OF:
 LAWYERS TITLE INSURANCE CORPORATION, THE HUNTINGTON NATIONAL BANK & TITLE FIRST Agency, INC.

I, CHRISTOPHER J. DEMPSEY, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION FOR THE HUNTINGTON NATIONAL BANK MAIN STREET (WEST SIDE)

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being all of land conveyed to the First National Bank of Burton Ohio by deed dated July 2, 1902 and recorded in Deed Volume 114, Page 576 of Geauga County Recorder's Records, all of land conveyed to the First National Bank of Burton by deed dated September 11, 1953 and recorded in Deed Volume 255, Page 417 of Geauga County Recorder's Records, and all of land conveyed to the First National Bank of Burton by deed dated September 8, 1969 and recorded in Deed Volume 508, Page 779 of Geauga County Recorder's Records, and part of land conveyed to First National Bank, Burton, Ohio, by deed dated April 23, 1927 and recorded in Deed Volume 176, Page 446 of Geauga County Recorder's Records, together being part of Village Lot No. 20 in Great Lot No. 23 and bounded as described as follows: Beginning on the westerly line of Main Street, formerly known as North Cheshire Street, 132 feet wide at its intersection with the northerly line of West Spring Street, 60 feet wide, said intersection being Due South, 2075.61 feet measured along the center line of Main Street, and South 89°48'32" West, 66.00 feet from a 1" iron pin monument found in the center line of Main Street;

Thence Due North, 213.50 feet along the westerly line of Main Street to a 5/8" capped iron pin set at the northeastern corner of land conveyed to the Burton Building Company by deed dated June 16, 1900 and recorded in Deed Volume 111, Page 405 of Geauga County Recorder's Records, and being the PRINCIPAL PLACE OF BEGINNING;

Thence along the northerly line of land conveyed to the Burton Building Company and the northerly line of land conveyed to the Ohio Bell Telephone Company by deed dated May 17, 1939 and recorded in Deed Volume 201, Page 291 of Geauga County Recorder's Records South 89°48'32" West, 165.00 feet to a 5/8" capped iron pin set at the northwest corner of the Ohio Bell Telephone Company;

Thence Due North, 72.00 feet along the westerly line of land conveyed to the First National Bank of Burton by deed dated September 8, 1969 and recorded in Deed Volume 508, Page 779 of Geauga County Recorder's Records, to a 5/8" capped iron pin monument set at the northeastern corner thereof;

Thence North 89°48'32" East, 165.00 feet along the northerly line of land so conveyed and the northerly line of lands conveyed to the First National Bank of Burton by deed recorded in Deed Volume 255, Page 417 of Geauga County Recorder's Records to a capped 5/8" iron pin set on the westerly line of Main Street;

Thence Due South 72.00 feet along the westerly line of Main Street to the principal place of beginning and containing 0.2727 acres of land according to a survey by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey & Neff, Inc. dated July 23, 1998.

NOTE: Bearings are based on an assumed meridian and are used to denote angles only.

LEGAL DESCRIPTION FOR THE HUNTINGTON NATIONAL BANK MAIN STREET (EAST SIDE)

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Village Lot No. 21 in Great Lot No. 36 and bounded as described as follows:

Beginning at a capped 5/8" iron pin set on the easterly line of Main Street, 132 feet wide (formerly North Cheshire Street) at an intersection with the southerly line of land conveyed to H. Sullivan by deed recorded in Vol. 275 Page 602 of the Geauga County Recorder of Deeds, said beginning point being Due South 1,684.62 feet measured along the center line of Main Street and South 89 degrees 17 minutes 46 seconds East, 66.00 feet from a 1" iron pin monument found;

Thence South 89 degrees 17 minutes 46 seconds East along the south line of the said Sullivan land a distance of 147.54 feet to a capped 5/8" iron pin set at the southeast corner thereof;

Thence Due North along the east line of the said Sullivan land and along another parcel conveyed to said Sullivan by deed recorded in Vol. 234, Page 194 of the Geauga County Recorder's Records, and along the east line of a parcel of land conveyed to R. Tuttle by deed recorded in Vol. 255, Page 131 of the Geauga County Recorder's Records, to a capped 5/8" iron pin set at the southeast corner of land conveyed to E. and E. Ulrich by deed recorded in Volume 480, Page 826 of the Geauga County Recorder's Records;

Thence North 4 degrees 39 minutes 12 seconds West along the east line of the said Ulrich land, a distance of 85.76 feet to a capped 5/8" iron pin set on the southerly line of Goodwin Avenue, 50 feet wide;

Thence South 89 degrees 03 minutes 04 seconds East along the southerly line of Goodwin Avenue a distance of 70.00 feet to a capped 5/8" iron pin set at the northwest corner of land conveyed to J. and M. Parzyk by deed recorded in Volume 217, Page 422 of the Geauga County Recorder's Records;

Thence Due South, 249.10 feet along the west line of the said Parzyk land a distance of 249.10 feet to a capped 5/8" iron pin set at the southwest corner thereof;

Thence South 89 degrees 17 minutes 46 seconds East, 95.00 feet along the south line of the said Parzyk land and the south line of land conveyed to E. Boorn by deed recorded in Volume 478, Page 433 of the Geauga County Recorder's Records, to a capped 5/8" iron pin set at the northeast corner of land conveyed to R. and A. Linton by deed recorded in Volume 200, Page 546 of the Geauga County Recorder's Records;

Thence Due North, 60.25 feet along the west line of the said Linton land to a capped 5/8" iron pin set at the northeast corner of land conveyed to E. Boorn by deed recorded in Volume 478, Page 433 of the Geauga County Recorder's Records;

Thence South 89 degrees 17 minutes 46 seconds West, 305.58 feet along the north line of the said Boorn land to a capped 5/8" iron pin set on the east line of Main Street;

Thence Due North, 60.25 feet along the east line of Main Street to the place of beginning and containing 0.7901 acres of land according to a survey by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey & Neff, Inc. dated July 23, 1998. This is the same land as conveyed to First National Bank of Burton as shown in Deed Volume 516, Page 1071 of Geauga County Recorder's Records.

Note: Bearings are based on an assumed meridian and are used to denote angles only.

I FURTHER CERTIFY THAT:

- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT SHOWN HEREON.
- THIS MAP AND SURVEY WHICH IT IS BASED UPON WAS MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF OHIO, AND WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS; JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997 AND MEETS THE ACCURACY REQUIREMENTS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URSA SURVEY AS DEFINED THEREIN, WITH ACCURACY AND PRECISION REQUIREMENTS MODIFIED TO MEET CURRENT ANGULAR AND LINEAR TOLERANCE REQUIREMENTS OF THE STATE IN WHICH THE SUBJECT PROPERTY IS LOCATED AND INCLUDING ITEMS, 1, 2, 3, 4, 6, 7, (a)(b)(c), 8, 9, 10, 11, 13, 14, 15, AND 16 IN TABLE A CONTAINED THEREIN.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FILE NO. 65175033 WITH AN EFFECTIVE DATE OF JULY 13, 1998 AND THAT ALL EASEMENTS, CONVEYMENTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0102-B WITH A DATE OF IDENTIFICATION OF NOVEMBER 4, 1988 FOR COMMUNITY 390190, IN GEauga COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE PROPERTY HAS DIRECT ACCESS TO MAIN STREET A DEDICATED PUBLIC STREET
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 19, INCLUDING 0 DESIGNATED HANDICAP SPACES.
- EXCEPT AS SHOWN ALL VISIBLE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

ABBREVIATIONS

Dd.	DEED
MSD.	MEASURED
CALC.	CALCULATED
O.L.	ORIGINAL LOT
FND.	FOUND
SUBJ.	SUBJECT
CONT.	CONTIGUOUS
CONC.	CONCRETE
ASPH.	ASPHALT
CH	CHAIN
ENCR.	ENCROACH
CLRS	CLEAR
C.O.	CLEAN OUT
N	NORTH
S	SOUTH
E	EAST
W	WEST
A/C	AIR CONDITIONER
R/W	RIGHT-OF-WAY

LEGEND

⊕	TRANS. POLE	⊕	CATCH BASIN
⊙	LIGHT POLE	⊕	FIRE HYDRANT
⊕	SIGN	⊕	WATER METER
⊕	GAS VALVE	⊕	WATER VALVE
⊕	FENCE	⊕	MONUMENT BOX
⊕	SANITARY MANHOLE	⊕	IRON PIN OR PIPE FOUND
⊕	STORM MANHOLE	⊕	5/8" IRON PIN SET
⊕	TELEPHONE MANHOLE		
⊕	WATER MANHOLE		
⊕	GAS METER		
⊕	CLEAN OUT		

ZONING DATA

DISTRICT: B-1 CENTRAL BUSINESS SECTION (TITLE 3)

MINIMUM YARD REQUIREMENTS
 FRONT: NONE
 SIDE: NONE
 REAR: NONE

MAXIMUM HEIGHT 35'
 BULK REQUIREMENTS

SURVEY COORDINATOR
 SMITH-ROBERTS NATIONAL CORPORATION
 2212 N.W. 50th STREET SUITE 246
 OKLAHOMA CITY, OK. 73112
 PH.: 405-840-7094
 FAX: 405-840-9116

REVISIONS

No.	Date

VICINITY MAP

SCHEDULE B NOTES:

- EASEMENT FOR PIPE LINE RIGHT OF WAY FROM FIRST NATIONAL BANK OF BURTON TO THE EAST OHIO GAS COMPANY, AS RECORDED IN VOL. 484, PG. 358 IN GEAGA COUNTY RECORDS, DATED DECEMBER 5, 1967 (PLOTTED AS SHOWN EFFECTS CAPTION ON WEST SIDE OF MAIN STREET)

DEMPSEY & NEFF, INC.
 PLANNERS • ENGINEERS • SURVEYORS
 6300 ROCKSIDE ROAD
 CLEVELAND, OHIO 44131-8221
 (216) 578-0770
 FAX: (216) 573-0771

DATE 11 AUGUST 98 SHEET 1 OF 1

ALTA/ACSM LAND TITLE SURVEY OF
 14511 & 14522 MAIN STREET
 BURTON, OHIO

FILE NO. 6350
 F.B. 38 PAGE 84-86

LEGAL DESCRIPTION
for
Huntington National Bank
Main Street (East Side)

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Village Lot No. 21 in Great Lot No. 36 and bounded and described as follows:

Beginning at a capped 5/8" iron pin set on the easterly line of Main Street, 132 feet wide (formerly North Cheshire Street) at an intersection with the southerly line of land conveyed to H. Sullivan by deed recorded in Vol. 275 Page 602 of the Geauga County Record of Deeds, said beginning point being Due South 1,664.82 feet measured along the center line of Main Street and South 89 degrees 17 minutes 46 seconds East, 66.00 feet from a 1" iron pin monument found;

Thence South 89 degrees 17 minutes 46 seconds East along the south line of the said Sullivan land a distance of 147.54 feet to a capped 5/8" iron pin set at the southeast corner thereof;

Thence Due North along the east line of the said Sullivan land and along another parcel conveyed to said Sullivan by deed recorded in Vol. 234, Page 194 of the Geauga County Records of Deeds, and along the east line of a parcel of land conveyed to R. Tuttle by deed recorded in Vol. 255, Page 131 of the Geauga County Records of Deeds, 164.01 feet to a capped 5/8" iron pin set at the southeast corner of land conveyed to E. and E. Ulrich by deed recorded in Volume 480, Page 826 of the Geauga County Records of Deeds;

Thence North 4 degrees 39 minutes 12 seconds West along the east line of the said Ulrich land, a distance of 85.76 feet to a capped 5/8" iron pin set on the southerly line of Goodwin Avenue, 50 feet wide;

Thence South 89 degrees 03 minutes 04 seconds East along the southerly line of Goodwin Avenue a distance of 70.00 feet to a capped 5/8" iron pin set at the northwest corner of land conveyed to J. and M. Paryzek by deed recorded in Volume 217, Page 422 of the Geauga County Records of Deeds;

Thence Due South, 249.10 feet along the west line of the said Paryzek land a distance of 249.10 feet to a capped 5/8" iron pin set at the southwest corner thereof;

Thence South 89 degrees 17 minutes 46 seconds East, 95.00 feet along the south line of the said Paryzek land and the south line of land conveyed to J. and J. Vincourt by deed recorded in Volume 454, Page 134 of the Geauga County Records of Deeds, to a capped 5/8" iron pin set at the northwest corner of land conveyed to R. and A. Linton by deed recorded in Volume 200, Page 546 of the Geauga County Records of Deeds;

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Thence Due South, 60.25 feet along the west line of the said Linton land to a capped 5/8" iron pin set at the northeast corner of land conveyed to E. Boorn by deed recorded in Volume 478, Page 433 of the Geauga County Records of Deeds;

Thence North 89 degrees 17 minutes 46 seconds West, 305.58 feet along the north line of the said Boorn land to a capped 5/8" iron pin set on the east line of Main Street;

Thence Due North, 60.25 feet along the east line of Main Street to the place of beginning and containing 0.7901 acres of land according to a survey by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey & Neff, Inc dated July 23, 1998. This is the same land as conveyed to First National Bank of Burton as shown in Deed Volume 516, Page 1071 of Geauga County Records.

Note: Bearings are based to an assumed meridian and are used to denote angles only.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 9/3/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BRV000624

Huntington
PICKED UP 9/30/98
05-012500

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

LEGAL DESCRIPTION

R.S. 9 1398

for

**The Huntington National Bank
Main Street (West Side)**

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Situated in the Village of Burton, County of Geauga and the State of Ohio and known a being all of land conveyed to the First National Bank of Burton Ohio by deed dated July 2, 1902 and recorded in Deed Volume 114, Page 576 of Geauga County Recorder's Records, all of land conveyed to the First National Bank of Burton by deed dated September 11, 1953 and recorded in Deed Volume 255, Page 417 of Geauga County Recorder's Records, and all of land conveyed to the First National Bank of Burton by deed dated September 8, 1969 and recorded in Deed Volume 508, Page 779 of Geauga County Recorder's Records, and part of land conveyed to First National Bank, Burton, Ohio, by deed dated April 23, 1927 and recorded in Deed Volume 178, Page 448 of Geauga County Recorder's Records, together being part of Village Lot No. 20 in Great Lot No. 35 and bounded as described as follows: Beginning on the westerly line of Main Street, formerly known as North Cheshire Street, 132 feet wide at its intersection with the northerly line of West Spring Street, 60 feet wide, said intersection being Due South, 2075.61 feet measured along the center line of Main Street, and South 89°48'32" West, 66.00 feet from a 1" iron pin monument found in the center line of Main Street;

Thence Due North, 213.50 feet along the westerly line of Main Street to a 5/8" capped iron pin set at the northeasterly corner of land conveyed to the Burton Building Company by deed dated June 16, 1900 and recorded in Deed Volume 111, Page 405 of Geauga County Recorder's Records, and being the PRINCIPAL PLACE OF BEGINNING;

Thence along the northerly line of land conveyed to the Burton Building Company and the northerly line of land conveyed to the Ohio Bell Telephone Company by deed dated May 17, 1939 and recorded in Deed Volume 201, Page 291 of Geauga County Recorder's Records South 89°48'32" West, 165.00 feet to a 5/8" capped iron pin set at the northwest corner of the Ohio Bell Telephone Company;

Thence Due North, 72.00 feet along the westerly line of land conveyed to the First National Bank of Burton by deed dated September 8, 1969 and recorded in Deed Volume 508, Page 779 of Geauga County Recorder's Records, to a 5/8" capped iron pin monument set at the northwesterly corner thereof;

Thence North 89°48'32" East, 165.00 feet along the northerly line of land so conveyed and the northerly line of lands conveyed to the First National Bank of Burton by deed recorded in Deed Volume 255, Page 417 of Geauga County Recorder's Records to a capped 5/8" iron pin set on the westerly line of Main Street;

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