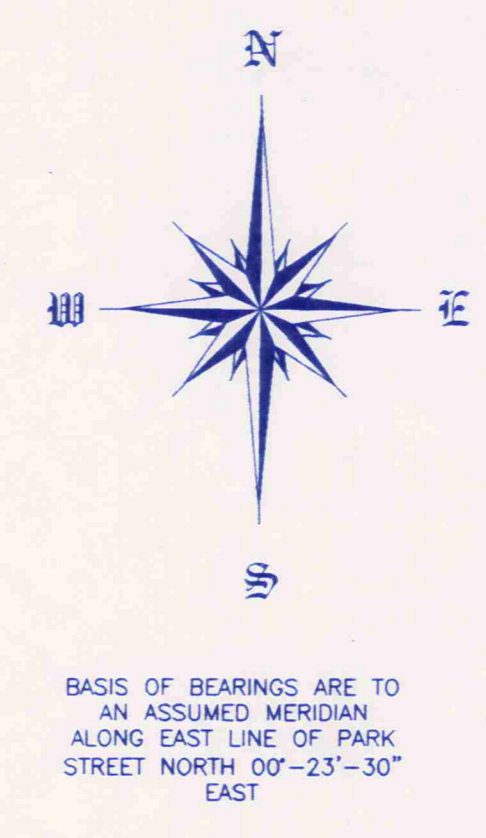


PARK STREET
148.5' R.O.W.

NORTH HAMB DEN STREET
99' R.O.W.

ALTA - ACSM LAND TITLE SURVEY
ALL THAT CERTAIN LAND SITUATE IN LOT 33, IN THE VILLAGE OF CHARDON,
TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT
WESTERN RESERVE SURVEY, COUNTY OF GEAGA, STATE OF OHIO. A
RESURVEY OF LANDS TO D. AND T. ENTERPRISES, AS RECORDED IN DEED
VOLUME 775 PAGE 949 IN THE OFFICE OF THE COUNTY RECORDER.



THE BOARD OF EDUCATION OF VILLAGE OF CHARDON INCORPORATED
VOL. 50 PG. 588
GOODRICH COURT

LEGAL DESCRIPTION
ALL THAT CERTAIN LANDS SITUATE IN LOT 33, VILLAGE OF CHARDON,
TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN
RESERVE SURVEY, COUNTY OF GEAGA, STATE OF OHIO. A RESURVEY OF
LANDS TO D. AND T. ENTERPRISES AS RECORDED IN VOLUME 775 PAGE 949
IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.
BEGINNING AT A P.K. NAIL SET TO MARK THE NORTHWEST CORNER OF LOT
33 IN SAID VILLAGE OF CHARDON, IN THE EAST LINE OF PARK STREET (148.5
FEET WIDE) SAID POINT BEING LOCATED FROM A 1 1/2" IRON PIPE FOUND TO
MARK THE SOUTH LINE OF NORTH HAMB DEN STREET (99 FEET WIDE) SOUTH
00°-23'-30" WEST, 404.30 FEET.
THENCE; THE FOLLOWING (4) COURSES AND DISTANCES. SOUTH 89°-36'-30"
EAST, ALONG THE NORTH LINE OF LOT 33, A DISTANCE OF 99.00 FEET TO A
CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE WEST LINE OF LANDS
TO THE GEAGA COUNTY LIBRARY AS RECORDED IN VOLUME 749 PAGE 885.
THENCE; SOUTH 00°-23'-30" WEST, ALONG SAID GEAGA LIBRARY LINE, A
DISTANCE OF 49.50 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A
POINT, IN SAID LIBRARY LANDS.
THENCE; NORTH 89°-36'-30" WEST, ALONG A NORTH LINE OF SAID LIBRARY
LANDS (THRU A 5/8" IRON PIN FOUND AT 98.34 FEET) A TOTAL DISTANCE OF
99.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE
EAST LINE OF PARK STREET.
THENCE; NORTH 00°-23'-30" EAST, ALONG THE EAST LINE OF PARK STREET,
A DISTANCE OF 49.50 FEET TO THE POINT AND PLACE OF BEGINNING. SAID
LAND CONTAINING 0.112 ACRES AS SURVEYED AND DESCRIBED IN FEBRUARY
1999 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2027.
BASIS OF BEARING ARE TO AN ASSUMED MERIDIAN ALONG THE EAST LINE OF
PARK STREET NORTH 00°-23'-30" EAST.

EDGE OF PAVEMENT
CONCRETE ACCESS DRIVE

CONCRETE ACCESS DRIVE

CONCRETE ACCESS DRIVE

SIDEWALK
TOP OF CURB (BLACKTOP)

PARKING SPACES
12 TOTAL PARKING SPACES

POB

BRICK RETAINING WALL

BUSINESS SIGN

LOT 32
LOT 33

S 89°36'30" E
99.00' (M)

#114
2379+/- SQ. FT.
EXISTING BUILDING

0.112 ACRES

6 PARKING SPACES

6 PARKING SPACES

N 00°23'30" E
49.50' (M)

N 00°23'30" E
442.94'

49.50' (D) 49.74' (O)

GEAGA COUNTY LIBRARY
VOL. 749 PG. 885

ENCROACHMENT
NO. 1

N 89°36'30" W
109.39' (O) 108.3' (D)

1" I.P.
FOUND &
USED

SOUTH HAMB DEN STREET
99' R.O.W.



SCALE: 1" = 10'

10.39' (O)
9.3' (D)

THE BOARD OF EDUCATION OF
CHARDON VILLAGE SCHOOL DISTRICT
VOL. 157 PG. 288

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
OFFICE OF THE
GEAGA COUNTY ENGINEER

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAPS, PANEL 1 OF 1 COMMUNITY PANEL NUMBER
390191 0005C, WITH AN EFFECTIVE DATE OF JANUARY 4, 1985 THE
PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C
AREAS OF MINIMAL FLOODING.

REPUBLIC BANK SURVEY CERTIFICATION:

The undersigned hereby certifies to Republic Bank, [and to additional parties if any] that this map or plat and the survey on which it was based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.

Date: Mar. 4, 1999
(Signed) Timothy E. Stocker Registered Surveyor



I further certify that this map or plat and the survey on which it was based meets the Minimum Standards for Boundary Surveys in the State of Ohio as set forth in Ohio Administrative Code, Chapter 4733-37; that this map or plat, the survey on which it was based, and the legal description shown hereon meets the requirements, if any, as established by the Geauga County Transfer and Conveyance Standards.

I also certify that the property shown on this map or plat abuts a publicly dedicated street and there is vehicular ingress and egress to and from the property; that the property description is the same property specifically described in Lawyers Title Insurance Company's Title Commitment No. 83327-E, dated February 3, 1999; that except as shown the premises does not serve any other adjoining property for drainage, ingress, egress or any other purpose; that if the property consists of two or more parcels that the parcels are contiguous and when taken together form one parcel without any gaps or gores; and that existing utilities (i.e., storm, sanitary, sewers, water, gas and electric) are available to the property.

Table with 2 columns: DATE OF ORIGINAL / REVISIONS AS PER GEAGA COUNTY, DATE, and 1999. Includes original date FEB. 24, 1999 and a revision on MARCH 3, 1999.

PROJECT ADDRESS:
14 PARK STREET
CHARDON, OHIO

PROJECT NAME:
ALTA/ACSM LAND
TITLE SURVEY

PREPARED FOR:
LAWYERS TITLE INSURANCE COMPANY
&
REPUBLIC BANK, ITS SUCCESSORS
AND/OR ASSIGNS

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
TIMOTHY E. STOCKER
U.S. SURVEYOR
CRABBS' SURVEYING SERVICE
10 WEST ERIE STREET, SUITE 101
PAINEVILLE, OH 44077
1-800-488-3968

Crabbs' Surveying Service

10 West Erie Street, Suite 101

Painesville, Ohio 44077



ALL THAT CERTAIN LANDS SITUATE IN LOT 33, VILLAGE OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A RESURVEY OF LANDS TO D. AND T. ENTERPRISES AS RECORDED IN VOLUME 775 PAGE 949 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

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THENCE; THE FOLLOWING (4) COURSES AND DISTANCES. SOUTH 89°D-36'-30" EAST, ALONG THE NORTH LINE OF LOT 33, A DISTANCE OF 99.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE WEST LINE OF LANDS TO THE GEAUGA COUNTY LIBRARY AS RECORDED IN VOLUME 749 PAGE 885.

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

R.S. *3/5/99*

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

