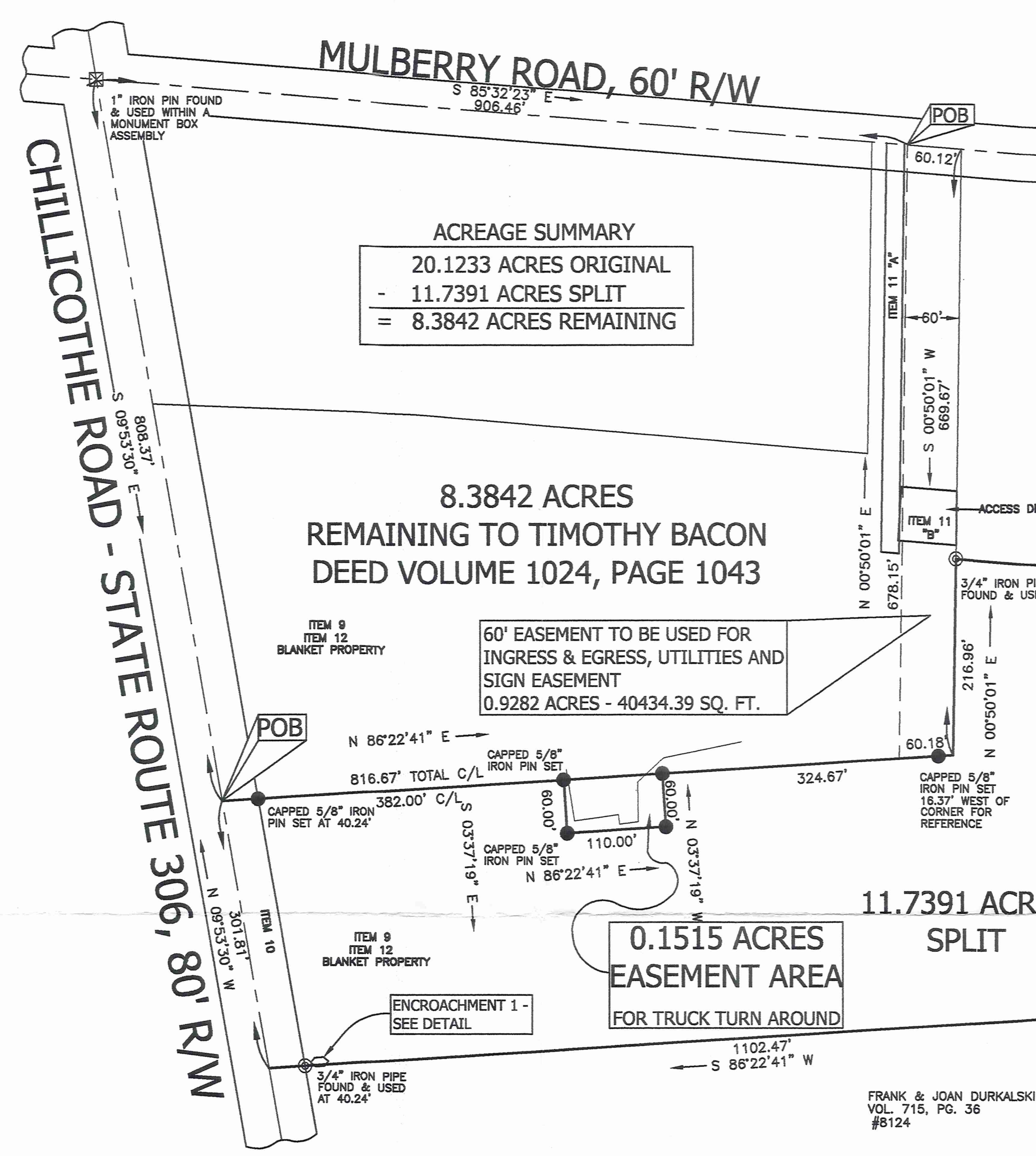
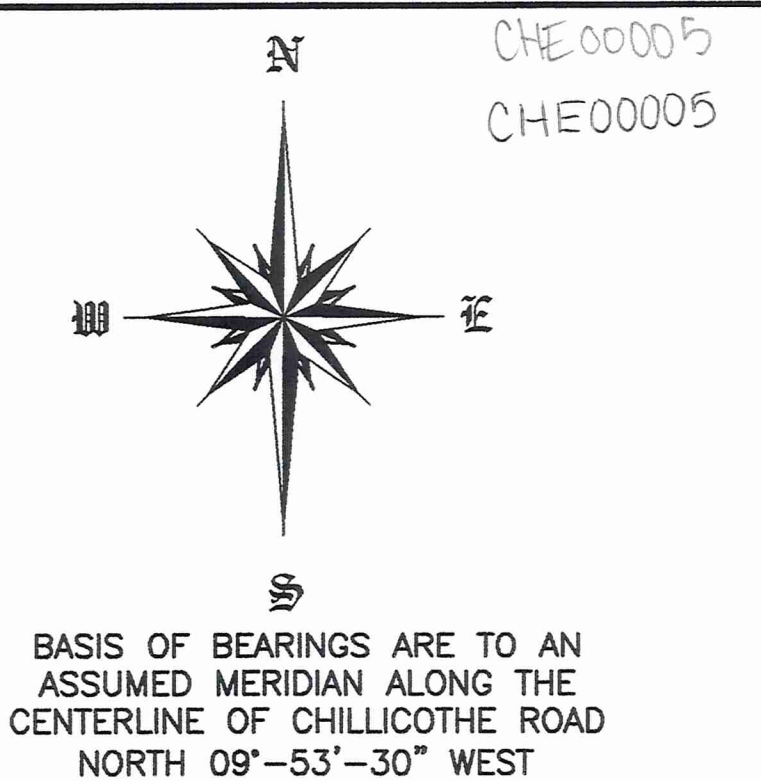


ALTA / ACSM LAND TITLE SURVEY

ALL THAT CERTAIN LANDS SITUATE IN LOT 26, TRACT 1,
CHESTER TOWNSHIP, TOWNSHIP NUMBER 8 NORTH, RANGE
IX WEST, IN THE CONNECTICUT WESTERN RESERVE
SURVEY, COUNTY OF GEauga, STATE OF OHIO. A
LOT-SPLIT TAKEN FROM THE SOUTH AND EAST PORTION OF
LANDS TO TIMOTHY BACON, AS RECORDED IN DEED
VOLUME 1024, PAGE 1043, IN THE OFFICE OF THE COUNTY
RECORDER.



ACREAGE SUMMARY

20.1233 ACRES ORIGINAL
- 11.7391 ACRES SPLIT
= 8.3842 ACRES REMAINING

60' EASEMENT TO BE USED FOR INGRESS & EGRESS, UTILITIES AND SIGN EASEMENT
0.9282 ACRES - 40434.39 SQ. FT.

0.1515 ACRES EASEMENT AREA FOR TRUCK TURN AROUND

LEGAL DESCRIPTION

ALL THAT CERTAIN LANDS SITUATE IN LOT 26, TRACT 1, CHESTER TOWNSHIP, TOWNSHIP NUMBER 8 NORTH, RANGE IX WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAGA, STATE OF OHIO. A LOT-SPLIT TAKEN FROM THE SOUTH AND EAST PORTION OF LANDS TO TIMOTHY BACON, AS RECORDED IN DEED VOLUME 1024 PAGE 1043, IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF CHILLICOTHE ROAD (STATE ROUTE 306) (80 FEET WIDE), SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE CENTERLINE INTERSECTION OF MULBERRY ROAD, WITH CHILLICOTHE ROAD, SOUTH 09°-53'-30" EAST, A DISTANCE OF 808.37 FEET

THENCE; THROUGH THE LANDS OF THE GRANTOR HEREIN THE FOLLOWING (10) COURSES AND DISTANCES. NORTH 86°-22'-41" EAST, (THRU 5/8" IRON PINS SET AT 40.24, 382.00, 492.00 AND 800.30 FEET), A TOTAL DISTANCE OF 816.67 FEET TO MARK A POINT.

THENCE; NORTH 00°-50'-01" EAST, A DISTANCE OF 216.96 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT AT A SOUTHWEST CORNER OF LANDS TO K & F MANUFACTURING CORP., AS RECORDED IN DEED VOLUME 1035 PAGE 611.

THENCE; SOUTH 85°-32'-24" EAST, ALONG THE SOUTH LINE TO SAID K & F MANUFACTURING CORP., A DISTANCE OF 371.42 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT AT THE SOUTHEAST CORNER THEREOF.

THENCE; NORTH 04°-27'-10" EAST, WITH AN EAST LINE OF K & F MANUFACTURING CORP., A DISTANCE OF 108.00 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO FRANK AND JOAN DURKALSKI, AS RECORDED IN DEED VOLUME 715 PAGE 36.

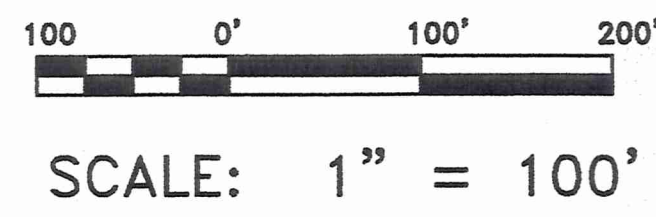
THENCE; SOUTH 85°-47'-23" EAST, ALONG A SOUTH LINE OF DURKALSKI, A DISTANCE OF 342.96 FEET TO A 3/4" IRON PIPE FOUND TO MARK A NORTHWEST CORNER THEREOF.

THENCE; SOUTH 03°-32'-33" WEST, ALONG A WEST LINE TO SAID FRANK DURKALSKI, A DISTANCE OF 288.02 FEET, TO A 3/4" IRON PIPE FOUND TO MARK A POINT AT ANOTHER SOUTHWEST CORNER IN THE NORTH LINE OF LANDS TO TRULINE LAND COMPANY, LTD., AS RECORDED IN DEED VOLUME 1228 PAGE 1075.

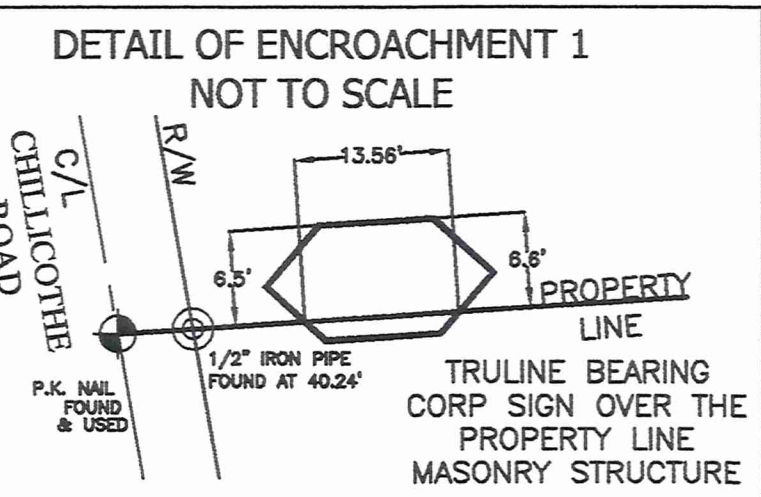
THENCE; THE FOLLOWING 2 COURSES AND DISTANCES ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF LANDS TO TRULINE LAND COMPANY LTD., NORTH 85°-47'-23" WEST, A DISTANCE OF 347.54 FEET TO A 3/4" IRON PIPE FOUND TO MARK A NORTHWEST CORNER THEREOF. THENCE; SOUTH 04°-27'-10" WEST, A DISTANCE OF 288.73 FEET TO A 3/4" IRON PIPE FOUND TO MARK AN INNER CORNER THEREOF.

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THENCE; NORTH 09°-53'-30" WEST, ALONG THE CENTERLINE OF CHILLICOTHE ROAD, A DISTANCE OF 301.81 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 11.7391 ACRES, LEAVING A REMAINDER OF 8.3842 ACRES, AS SURVEYED AND DESCRIBED IN MAY 1994, AND MAY 2001 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2784, BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF CHILLICOTHE ROAD, NORTH 09°-53'-30" WEST.



STATEMENT OF ENCROACHMENTS



LEGEND

- IRON PIN FOUND \SET
- IRON PIPE
- ⊠ MONUMENT BOX
- CALC MEAS
- MEAS
- OBS
- DEED
- DEED RECITED

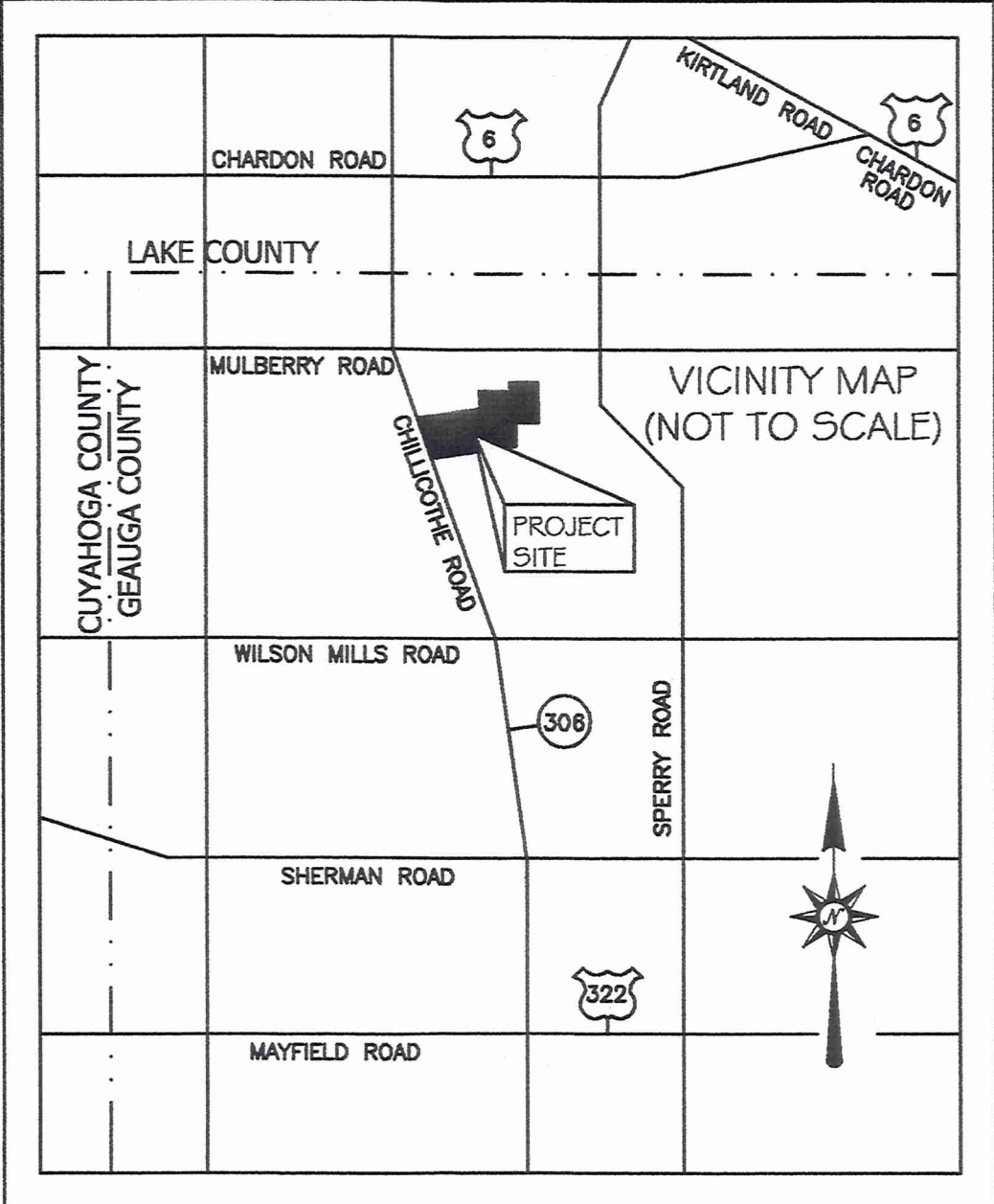
ZONING INFORMATION

ZONING INSPECTOR : MIKE JOYCE 440.729.9201
INDUSTRIAL
MINIMUM SETBACK : 150' FROM CENTERLINE
MINIMUM SIDEYARD : 50' FROM AN I OR C DISTRICT
250' FROM AN R DISTRICT
MINIMUM BLDG. SIZE : 2500 SQ. FT.
MINIMUM LOT COVERAGE : GREEN SPACE 75%

FLOOD NOTE

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 75 OF 150 COMMUNITY PANEL NUMBER 390190 0075B, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 1988 THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE X AREAS OF MINIMAL FLOODING.

DATE OF ORIGINAL: JUNE 22, 2001
REVISION: _____ DATE: _____, 2001
REVISION: _____ DATE: _____, 2001



SCHEDULE B - U S TITLE AGENCY, INC.
COMMITMENT NO. 213031


ITEM NO.	DESCRIPTION	RECORDING INFORMATION	AFFECTS PROPERTY
ITEM 9	CEMETARY RIGHTS	VOL. 71, PG. 378	BLANKETS PROPERTY
ITEM 10	EASEMENT FOR HIGHWAY PURPOSES FROM HATTIE G. BATTLES TO THE STATE OF OHIO	VOL. 296, PG. 210	AS SHOWN
ITEM 11	EASEMENT IN DEED FROM P. E. INSTRUMENT COMPANY TO MARTIN-MARIETTA CORPORATION	VOL. 454, PG. 493	AS SHOWN
ITEM 12	OIL AND GAS LEASE BY AND BETWEEN EAGLE SIGNAL CONTROLS CORP AKA L F E CORP. AND BLACK GOLD EXPLORATIONS, INC.	VOL. 850, PG. 971 RERECORDED VOL. 857, PG. 1123	BLANKETS PROPERTY
ITEM 13	LEASE AGREEMENT BY AND BETWEEN TIMOTHY A. BACON (LANDLORD) AND TIMOTHY A. BACON CO. (TENANT)	VOL. 1028, PG. 1220	AS DESCRIBED IN DEED
	ASSIGNMENT OF INTEREST IN LEASE	VOL. 82, PG. 805	AS DESCRIBED IN DEED
ITEM 14	APPURTENANT EASEMENT IN DEED FROM CHILLICOTHE ROAD COMPANY TO TIMOTHY A. BACON	VOL. 1024, PG. 1043	AS SHOWN

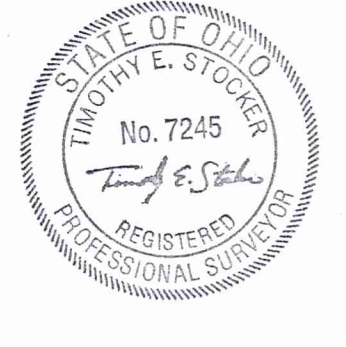
CERTIFICATION

TO: U S TITLE AGENCY, INC.

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 1999. 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 THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATE: 7-23-01


TIMOTHY E. STOCKER, P.S. 7245



THE RECORD DOCUMENTS NOTED ON THIS PLAT OF SURVEY ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS DETERMINED BY U S TITLE AGENCY, INC., AND SET FORTH IN COMMITMENT NO. 213031 DATED MAY 3, 2001 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY. CRABBS' SURVEYING SERVICE MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT SURVEYED PROPERTY.

CHK: T. STOCKER
DRN: S. LOVEJOY
REV:
PAGE 1 OF 1

PROJECT ADDRESS:
CHILLICOTHE ROAD
CHESTER, OHIO

PROJECT NAME:
ALTA ACSM LAND TITLE SURVEY

PROJECT LOCATION:
GEAUGA COUNTY, OHIO

JOB NUMBER: 2784_ALTA.dwg

PREPARED FOR:
TIMOTHY BACON

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
U.S. SURVEYOR
CRABBS' SURVEYING SERVICE
10 WEST ERBE STREET, SUITE 101
FAIRVIEW, OH 44017
1-800-488-3968

CHE 00005
CHE00005



Crabbs' Surveying Service

10 West Erie Street, Suite 101
Painesville, Ohio 44077

Bacon
picked up 9-25-01
11-389211

LOT-SPLIT VACANT LOT

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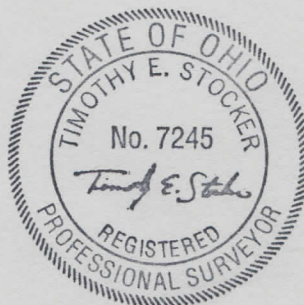
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CHE00005

CRABBS' SURVEYING PG. 2

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SAVED AS BACON2764



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

R.S. 6/11/01

OFFICE OF THE
GEAUGA COUNTY ENGINEER