

# ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR  
**AMERICAN DREAM PRODUCTIONS, LLC**  
**AN OHIO LIMITED LIABILITY COMPANY**

PART OF ORIGINAL LOT NUMBERS 10 & 20 FORMERLY NORTHFIELD TOWNSHIP  
 AND PART OF ORIGINAL LOT NUMBER 1 FORMERLY BOSTON TOWNSHIP  
 NORTHFIELD CENTER TOWNSHIP AND  
 VILLAGE OF BOSTON HEIGHTS  
 SUMMIT COUNTY, OHIO  
 UPDATED ON MAY 16, 2006

## SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES TO AMERICAN DREAM PRODUCTIONS, LLC, AN OHIO LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR, FIDELITY NATIONAL TITLE INSURANCE COMPANY, NATIONAL TITLE SERVICE, THAT THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS FULLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

ADDITIONALLY, THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE (a) IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODED BY CHAPTER 473 OF THE OHIO ADMINISTRATIVE CODE AS IN EFFECT AT THE TIME AND (b) THE CURRENT STANDARDS OF CONFORMANCE ADOPTED BY LOCAL CITIES.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT ARISES 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NUMBER CLR 2425 DATED NOVEMBER 2, 2005 THAT EXCEPT AS SHOWN THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE.

*Christopher M. Hurzel*  
 CHRISTOPHER M. HURZEL, P.E.  
 REGISTERED SURVEYOR NO. 8091

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 EFFECTIVE DATE: NOVEMBER 2, 2005  
 FILE NUMBER CLR 2425



## LEGAL DESCRIPTION OF RECORD

Situated in the Township of Northfield Center, County of Summit, State of Ohio and known as being part of Original Lot 20 formerly Northfield Township and more fully described as follows:

- Commencing at an iron pipe at the intersection of the Easement line of the Akron-Cleveland Road, State Route 8 (200 feet wide), as recorded in Plat Book 44, pages 178-181 of the Summit County records, and the south line of said Original Lot 20 formerly Northfield Township;
- Thence South 85 degrees 39' 19" East, along the westerly line of Original Lot 20, a distance of 156.74 feet to a marked station, and thence along the Southwesterly corner of a parcel conveyed to Joe Horak through Plat Book 44 of the Summit County records, a distance of 244.33 feet to a point;
- Thence North 03 degrees 46' 00" East along the Easement line of said Joe Horak parcel, a distance of 1284.4 feet to the center of Brandwynne Circle;
- Thence North 33 degrees 33' 12" West along the center of the Brandwynne Circle, a distance of 858.41 feet to a point;
- Thence North 17 degrees 19' 22" West, a distance of 212.35 feet to a point, said point being on the tangent continuation of Twinsburg Road (T.R. 112);
- Thence South 89 degrees 23' 42" East, along the tangent continuation and the centerline of Twinsburg Road, a distance of 676.53 feet to a point;
- Thence East, along the centerline of Twinsburg Road, following the arc of a circle curving to the right (central angle = 29 degrees 18' 29", radius = 477.66 feet, chord = 241.58 feet) where the line in South 74 degrees 44' 28" West 244.33 feet to a point;
- Thence South 68 degrees 05' 13" East, along the centerline of Twinsburg Road, a distance of 582.09 feet to a point, said point being the West Northwesterly corner of a parcel conveyed to Ohio Edison Co. by deed recorded in Volume 3681, page 241 of the Summit County records;
- Thence South 29 degrees 54' 47" West, along the Westerly line of the Ohio Edison Co. parcel, a distance of 214.00 feet to an iron pipe;
- Thence South 60 degrees 09' 13" East, along the Southwesterly line of the Ohio Edison Co. parcel, a distance of 355.20 feet to an iron pipe, said pipe being on the Easement line of Original Lot 20, formerly Northfield Township;
- Thence South 63 degrees 37' 59" West, along the Easement line of said Original Lot 20, a distance of 1376.54 feet to an iron pipe, said pipe being on the Southwesterly corner of Original Lot 20 and on the Northwesterly line of Original Lot 1, formerly Boston Township;
- Thence North 85 degrees 39' 19" West, along the Southwesterly line of said Original Lot 20 and North line of Original Lot 1, formerly Boston Township 563.96 feet to the True Place of Beginning and continuing along S1.3251 acre of land brood upon a survey made by Deans M. Culp, Registered Surveyor No. 6811 in March 1995, but subject to all legal highways and easements of record;

The basis of bearing for the above parcel is the north line of Ashbrooke West Phase 2 (North 83 degrees 49' 44" West) as recorded in Cabinet "C", Slices 108-112 of the Summit County records.

## In Addition:

Situated in the Village of Boston Heights, County of Summit, State of Ohio and known as being part of Original Lot 1 in Boston Township and more fully described as follows:

- Commencing at an iron pipe at the intersection of the Easement line of the Akron-Cleveland Road, State Route 8 (200 feet wide), as recorded in Plat Book 44, pages 178-181 of the Summit County records, and the south line of said Original Lot 1 in Boston Township, said pipe being the True Place of Beginning for the parcel herein described;
- Thence South 85 degrees 39' 19" East, along the Northwesterly line of Original Lot 1, 215.11 feet to an iron pipe set at the northwest corner of a parcel conveyed to W.M. & S. Warren by deed recorded in Volume 358, page 82 of the Summit County records;
- Thence South 03 degrees 26' 47" West, along the westerly line of the said Warren parcel, 1018.88 feet to an iron pipe fixed on the north line of Ashbrooke West Allotment Phase 2 as recorded in Cabinet "C", Slices 108-112 of the Summit County records;
- Thence North 83 degrees 45' 44" West, along the said Ashbrooke Allotment North line and the produced extension, 1060.26 feet to an iron pipe set on the east line of State Route 8;
- Thence North 00 degrees 52' 02" West, along the said east line of State Route 8, 647.83 feet to a point of curve;
- Thence in a westerly direction along the arc of a circle curving to the left (central angle = 03 degrees 46' 41", radius = 3528.56 feet, chord = 380.96 feet and whose bearing is North 02 degrees 46' 22" West) 381.00 feet to the True Place of Beginning and continuing along 49.2343 acres of land brood on a survey made by Deans M. Culp, Registered Surveyor No. 6811 in March 1995, but subject to all legal highways and easements of record;

The basis of bearing for the above parcel is the north line of Ashbrooke West Phase 2 (North 83 degrees 49' 44" West) as recorded in Cabinet "C", Slices 108-112 of the Summit County records.

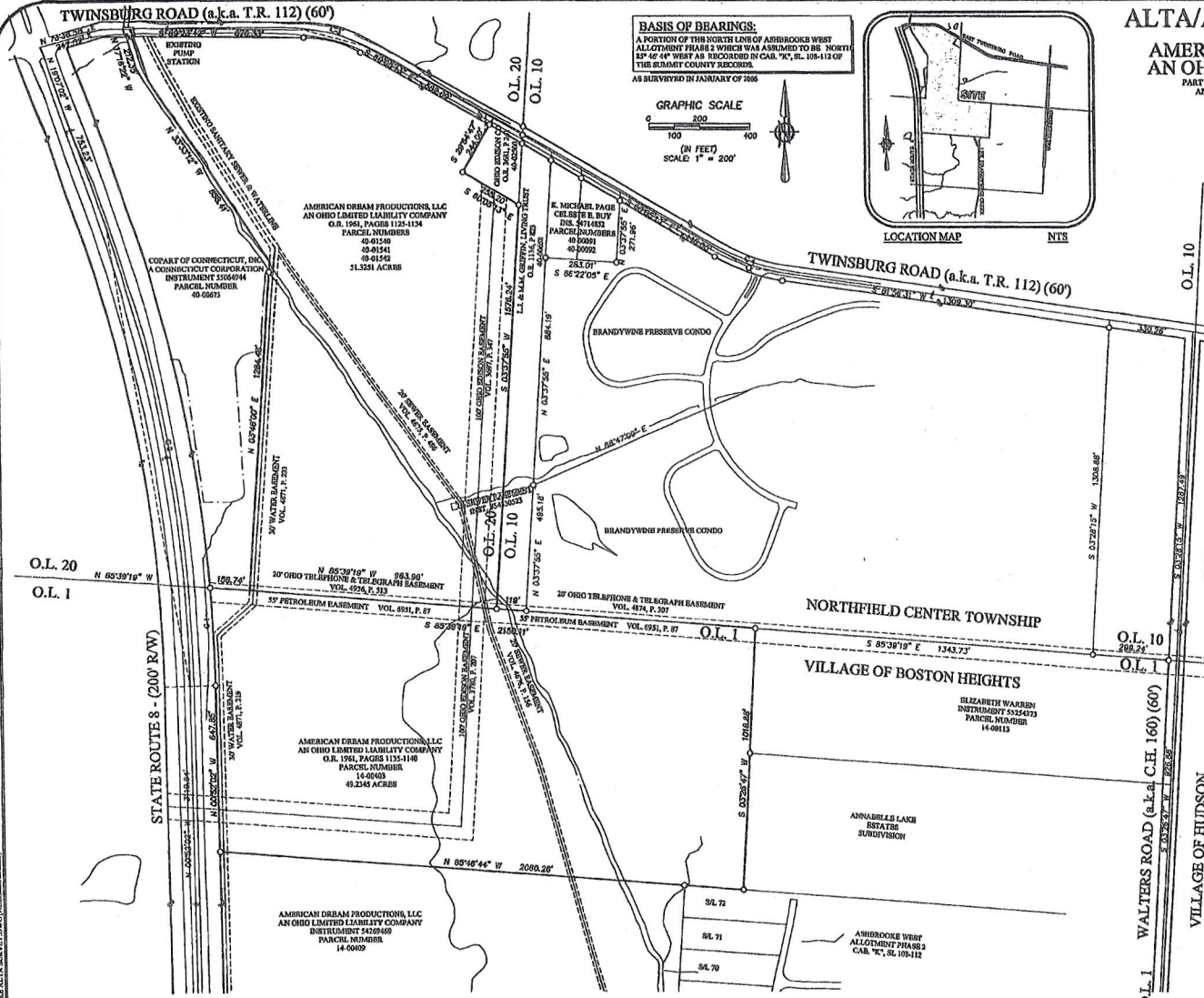
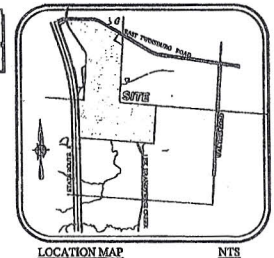
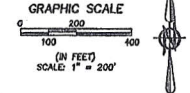
## SCHEDULE B - SECTION II

ITEMS 1-5 OF SAID TITLE COMMITMENT DO NOT RELATE TO SPECIFIC BASEMENTS ON THE SUBJECT PARCELS.

ITEMS 6-16 OF SAID TITLE COMMITMENT DO RELATE TO SPECIFIC BASEMENTS ON THE SUBJECT PARCELS AND ARE SHOWN ON THE PLAT.

TABLE OF CURVES						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	381.00	5828.56	380.96	N 02° 46' 22" W	190.57	03° 46' 41"
C-2	1835.00	5738.50	1812.50	N 69° 39' 32" W	528.50	18° 15' 00"
C-3	344.23	477.49	241.58	S 74° 44' 28" W	124.83	30° 19' 29"
C-4	373.19	716.59	271.59	S 71° 09' 52" E	138.27	21° 19' 10"

**BASIS OF BEARINGS:**  
 A PORTION OF THE NORTH LINE OF ASHBROOKS WEST ALLOTMENT PHASE 2 WHICH WAS ASSUMED TO BE NORTH 83° 49' 44" WEST AS RECORDED IN CAB. "C", SL. 108-112 OF THIS SUMMIT COUNTY RECORDS  
 AS SURVEYED IN JANUARY OF 2005



**TOPOGRAPHICAL INFORMATION:**  
 THE CONTOURS SHOWN HEREON HAVE BEEN PROVIDED TO SHOW APPROXIMATE ELEVATIONS ONLY. THESE CONTOURS ARE FROM THE SUMMIT COUNTY AERIAL SURVEYS. THE SURVEYOR HAS NOT PHYSICALLY SURVEYED THE ELEVATIONS SHOWN HEREON.

**EXISTING UNDERGROUND UTILITIES NOTE:**  
 THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**UNDERGROUND UTILITIES**  
 TWO WORKING DAYS BEFORE YOU DIG  
 CALL 1-800-362-2764 (TOLL FREE)  
 OHIO UTILITIES PROTECTION SERVICE  
 NON-MEMBERS  
 MUST BE CALLED DIRECTLY

**PREPARED BY:**  
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DATE	BY	DESCRIPTION
01-15-2006	CMH	ISSUE TO CLIENT
05-03-2006	CMH	UPDATE FROM "P" & "BRANDY WINE PRESERVE" TO "AMERICAN DREAM PRODUCTIONS"

COMPILED BY: CHRISTOPHER M. HURZEL, P.E. SURVEYOR