

BASIS OF RESEARCH AND RECORDS

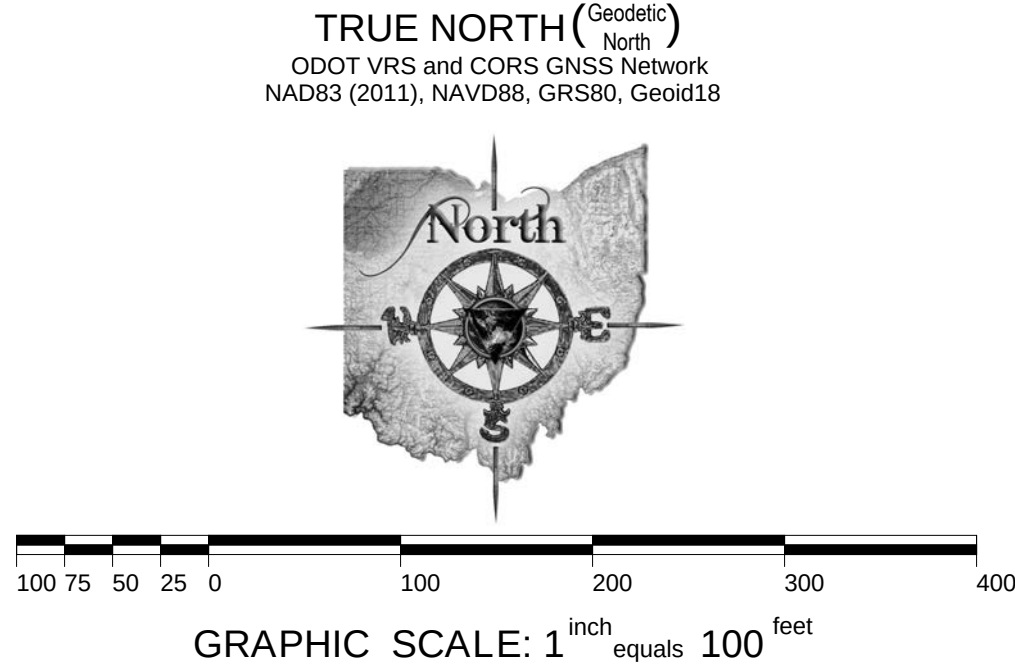
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

MAP OF SURVEY OF

PPN 03-A-081-0-00-012-0 and
PPN 03-A-081-0-00-026-0
Soto Irrigation Inc.
5087 South Ridge Road

DEED OF RECORD:

DN 2023R017299, Parcels 1 and 2



O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
c. -Denotes calculated and used measurement r. -Denotes record measurement
d. -Denotes deed measurement p. -Denotes plat measurement
o. -Denotes observed measurement u. -Denotes used measurement
m. -Denotes measured distance fd. -Denotes found monument
PPN -Denotes permanent parcel number INST -Denotes instrument number
DN -Denotes "Document Number" DR -Denotes "Deed Records"
C/L -Denotes centerline R/W -Denotes right-of-way (margin)
L -Denotes lot line R -Denotes property line
BCSU -Denotes monument found bent, coned, straightened and used
BCO -Denotes monument found bent, coned and observed
POB -Denotes point of beginning MP -Denotes "measured perpendicularly"
aka -Denotes "also known as" fka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
POL -Denotes "Polaris Engineering" HSJ -Denotes "Harry S. Jones" See References
LCRD -Denotes "Lake County Records and Deeds"
LCER -Denotes "Lake County Engineer's Records"

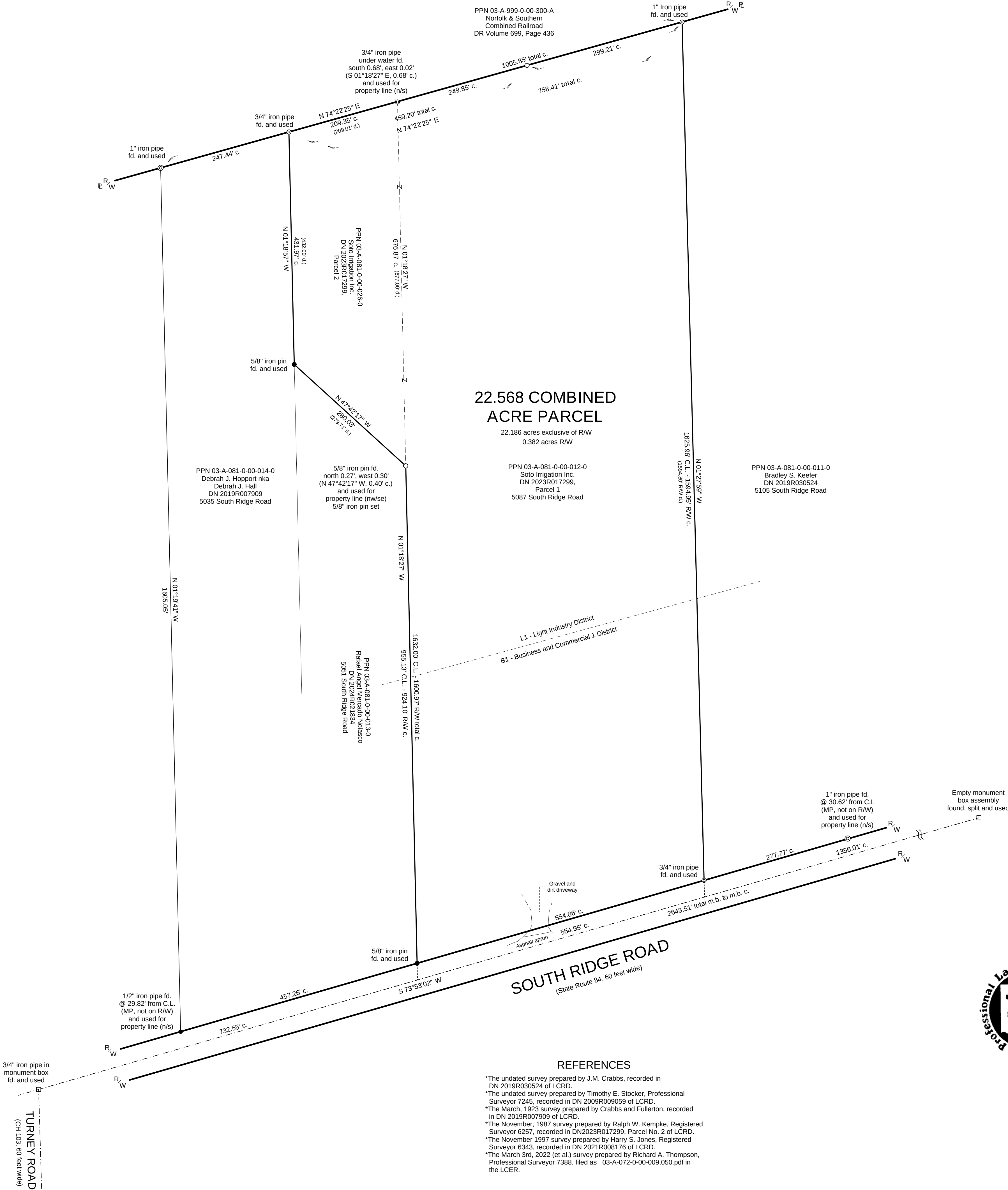


ZONING INFORMATION

L1 Light Industrial and B1 Business and Commercial District Area and Setback Regulations

Minimum Lot Area: 44,000 square feet
Minimum Frontage R/W: 100 feet
Minimum Frontage (Rear Lot): 60 feet
Minimum Width at Building Line: 100 feet
Minimum Front Building Setback: 50 feet
Minimum Side/Rear Yard Setback: 25 feet

This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



SURVEYOR'S CERTIFICATION

I certify to: Soto Irrigation Inc. and Rudolfo Soto

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on US Survey Foot Conversion (feet with decimal parts). The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 15th day of November, 2024.

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



NSPS

REFERENCES

- *The undated survey prepared by J.M. Crabbs, recorded in DN 2019R030524 of LCRD.
- *The undated survey prepared by Timothy E. Stocker, Professional Surveyor 7245, recorded in DN 2009R009059 of LCRD.
- *The March, 1923 survey prepared by Crabbs and Fullerton, recorded in DN 2019R007909 of LCRD.
- *The November, 1867 survey prepared by Ralph W. Kempke, Registered Surveyor 6257, recorded in DN2023R017299, Parcel No. 2 of LCRD.
- *The November 1997 survey prepared by Harry S. Jones, Registered Surveyor 6343, recorded in DN 2021R008176 of LCRD.
- *The March 3rd, 2022 (et al) survey prepared by Richard A. Thompson, Professional Surveyor 7388, filed as 03-A-072-0-00-009,050.pdf in the LCER.

DBK MAP 1362 2024