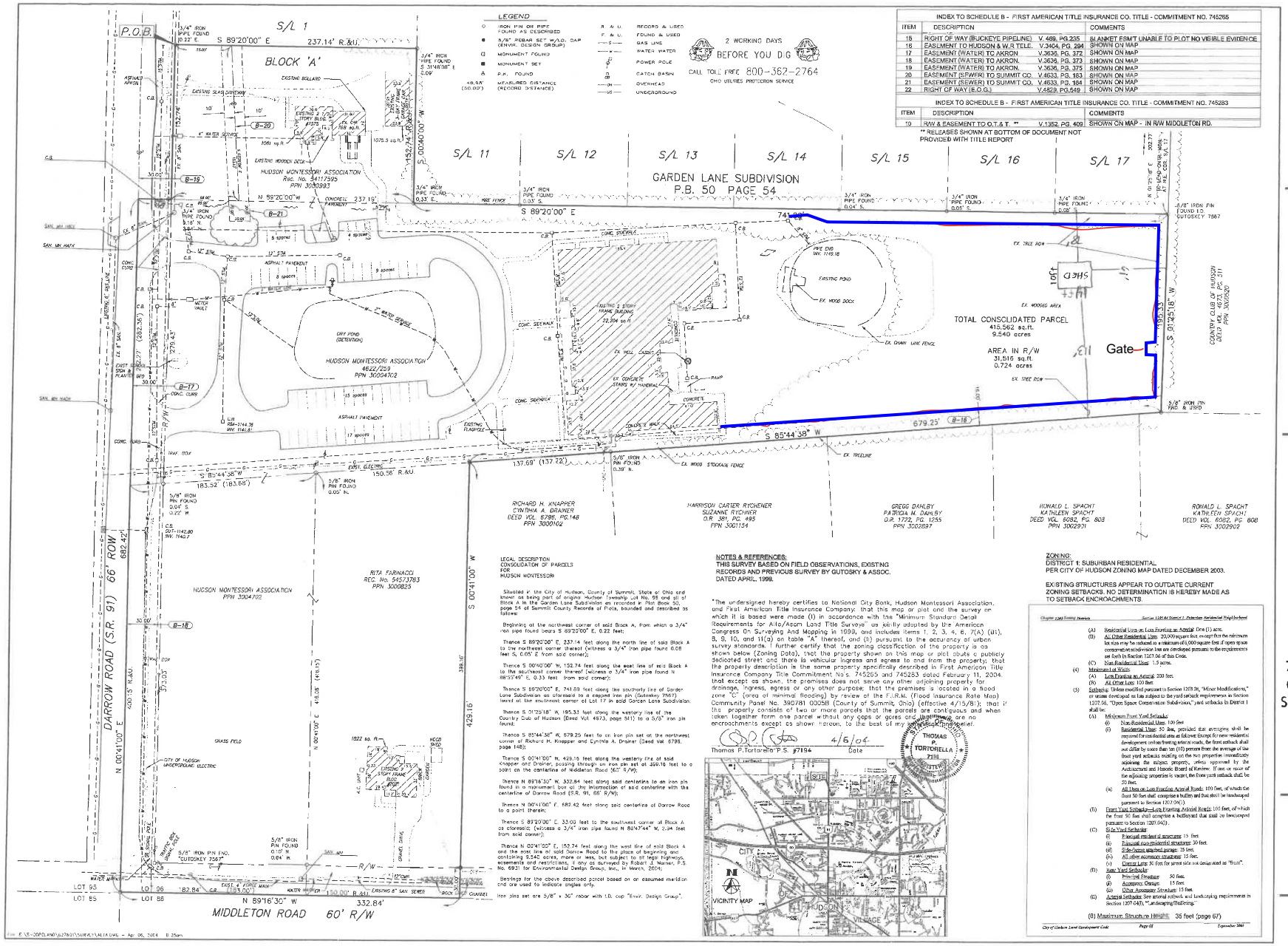


INDEX TO SCHEDULE B - FIRST AMERICAN TITLE INSURANCE CO. TITLE - COMMITMENT NO. 745255			
ITEM	DESCRIPTION		COMMENTS
15	RIGHT OF WAY (BUCKEYE PIPELINE)	V. 469, PG. 235	BLANKET ESM'T UNABLE TO PLOT NO VEIBLE EVIDENCE
16	EASEMENT TO HUDSON & W.R TELE.	V.3404, PG. 294	SHOWN ON MAP
17	EASEMENT (WATER) TO AKRON	V.3636, PG. 372	SHOWN ON MAP
18	EASEMENT (WATER) TO AKRON.	V.3636, PG. 373	SHOWN ON MAP
19	EASEMENT (WATER) TO AKRON.	V.3636, PG. 375	SHOWN ON MAP
20	EASEMENT (SEWER) TO SUMMIT CO.	V.4633, PG. 183	SHOWN ON MAP
21	EASEMENT (SEWER) TO SUMMIT CO.	V.4633, PG. 184	SHOWN ON MAP
22	RIGHT OF WAY (E.O.G.)	V.4829, PG.549	SHOWN ON MAP

INDEX TO SCHEDULE B - FIRST AMERICAN TITLE INSURANCE CO. TITLE - COMMITMENT NO. 745283			
ITEM	DESCRIPTION		COMMENTS
10	R/W & EASEMENT TO O.T.& T. **	V.1352, PG. 409	SHOWN ON MAP - IN R/W MIDDLETON RD.

** RELEASES SHOWN AT BOTTOM OF DOCUMENT NOT PROVIDED WITH TITLE REPORT

LEGAL DESCRIPTION
CONSOLIDATION OF PARCELS
FOR
HUDSON MONTESSORI

Situated in the City of Hudson, County of Summit, State of Ohio and known as being part of original Hudson Township Lot No. 98 and all of Block A in the Garden Lane Subdivision as recorded in Plat Book 50, page 54 of Summit County Records of Plats, bounded and described as follows:

Beginning at the northwest corner of said Block A, from which a 3/4" iron pipe found bears S 89°20'00" E, 0.22 feet;

Thence S 89°20'00" E, 237.14 feet along the north line of said Block A to the northeast corner thereof (witness a 3/4" iron pipe found 0.08 feet S, 0.05' E from said corner);

Thence S 00°40'00" W, 152.74 feet along the east line of said Block A to the southeast corner thereof (witness a 3/4" iron pipe found N 88°33'49" E, 0.33 feet from said corner);

Thence S 89°20'00" E, 741.93 feet along the southerly line of Garden Lane Subdivision as aforesaid to a capped iron pin (Gutoskey 7567) found at the southeast corner of Lot 17 in said Garden Lane Subdivision;

Thence S 01°25'18" W, 195.33 feet along the westerly line of the Country Club of Hudson (Deed Vol. 4673, page 511) to a 5/8" iron pin found;

Thence S 85°44'38" W, 679.25 feet to an iron pin set at the northwest corner of Richard H. Knapper and Cynthia A. Drainer (Deed Vol. 6798, page 148);

Thence S 00°41'00" W, 429.16 feet along the westerly line of said Knapper and Drainer, passing through an iron pin set at 396.16 feet to a point on the centerline of Middleton Road (60' R/W);

Thence N 89°16'30" W, 332.84 feet along said centerline to an iron pin found in a monument box at the intersection of said centerline with the centerline of Darrow Road (S.R. 91, 66' R/W);

Thence N 00°41'00" E, 682.42 feet along said centerline of Darrow Road to a point therein;

Thence S 89°20'00" E, 33.00 feet to the southwest corner of Block A as aforesaid (witness a 3/4" iron pipe found N 89°47'44" W, 2.34 feet from said corner);

Thence N 00°41'00" E, 152.74 feet along the west line of said Block A and the east line of said Darrow Road to the place of beginning and containing 9.540 acres, more or less, but subject to all legal highways, easements and restrictions, if any as surveyed by Robert J. Warner, P.S. No. 6821 for Environmental Design Group, Inc., in March, 2004.

Bearings for the above described parcel based on an assumed meridian and are used to indicate angles only.

Iron pins set are 5/8" x 30" rebar with I.D. cap "Envir. Design Group".

NOTES & REFERENCES:
THIS SURVEY BASED ON FIELD OBSERVATIONS, EXISTING RECORDS AND PREVICUS SURVEY BY GUTOSKY & ASSOC. DATED APRIL, 1999.

*The undersigned hereby certifies to National City Bank, Hudson Montessori Association, and First American Title Insurance Company: that this map or plat and the survey on which it is based were made (1) in accordance with the "Minimum Standard Detail Requirements for Alta/Acsm Land Title Surveys" as jointly adopted by the American Congress On Surveying And Mapping in 1999, and includes items 1, 2, 3, 4, 6, 7(A) (b1), 8, 9, 10, and 11(a) on table "A" thereof, and (ii) pursuant to the accuracy of urban survey standards. I further certify that the zoning classification of the property is as shown below (Zoning Data), 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 First American Title Insurance Company Title Commitment No's 745255 and 745283 dated February 11, 2004, that except as shown, the premises does not serve any other adjoining property for drainage, ingress, egress or any other purpose; that the premises is located in a flood zone "C" (area of minimal flooding) by review of the F.I.R.M. (Flood Insurance Rate Map) Community Panel No. 390781 0005B (County of Summit, Ohio) (effective 4/15/81); that if this 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 there are no encroachments except as shown hereon, to the best of my knowledge and belief.

4/6/04
Thomas P. Tortorella P.S. #7194 Date

THOMAS P. TORTORELLA 7194

ZONING:
DISTRICT 1: SUBURBAN RESIDENTIAL
PER CITY OF HUDSON ZONING MAP DATED DECEMBER 2003.

EXISTING STRUCTURES APPEAR TO OUTDATE CURRENT ZONING SETBACKS. NO DETERMINATION IS HEREBY MADE AS TO SETBACK ENCROACHMENTS

Chapter 1207 Zoning Districts — Section 1207.04 District 1: Suburban Residential Neighborhood

(A) Residential Uses on Lots Fronting on Arterial: One (1) acre.
(B) All Other Residential Uses: 20,000 square feet, except that the minimum lot size may be reduced to a minimum of 6,000 square feet if open space conservation subdivision lots are developed pursuant to the requirements set forth in Section 1207.06 of this Code.
(C) Non-Residential Uses: 1.5 acres.
(4) Minimum Lot Width:
(A) Lots Fronting on Arterial: 200 feet.
(B) All Other Lots: 100 feet.
(5) Setbacks: Unless modified pursuant to Section 1203.06, "Minor Modifications," or unless developed on lots subject to the yard setback requirements in Section 1207.06, "Open Space Conservation Subdivision," yard setbacks in District 1 shall be:
(A) Minimum Front Yard Setbacks:
(i) Non-Residential Uses: 100 feet.
(ii) Residential Uses: 50 feet, provided that averaging shall be required for residential sites as follows: Except for new residential development on lots fronting arterial roads, the front setback shall not differ by more than ten (10) percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. If one or more of the adjoining properties is vacant, the front yard setback shall be 50 feet.
(a) All Uses on Lots Fronting Arterial Roads: 100 feet, of which the first 50 feet shall comprise a buffer and that shall be landscaped pursuant to Section 1207.04(C).
(B) Front Yard Setbacks—Lots Fronting Arterial Roads: 100 feet, of which the first 50 feet shall comprise a buffer yard that shall be landscaped pursuant to Section 1207.04(C).
(C) Side Yard Setbacks:
(i) Principal residential structure: 15 feet.
(ii) Principal non-residential structure: 30 feet.
(iii) Side-loaded attached garage: 15 feet.
(iv) All other accessory structures: 15 feet.
(v) Corner Lots: 50 feet for street side not designated as "front".
(D) Rear Yard Setbacks:
(i) Principal Structure: 50 feet.
(ii) Accessory Garage: 15 feet.
(iii) Other Accessory Structure: 15 feet.
(E) Arterial Setbacks: See arterial setback and landscaping requirements in Section 1207.04(I), "Landscaping/Buffering."

(6) Maximum Structure Height: 35 feet (page 67)

City of Hudson Land Development Code — Page 66 — September 2003

EDG ENVIRONMENTAL DESIGN GROUP
AN EMPLOYEE OWNED COMPANY

450 Grant St. Akron, Oh 44311-1183
T. 330-375-9990 F. 330-375-9990
WWW.EDGI.COM

DRAWN BY:	TPT
CHKD. BY:	RJW
PROJ. NO.	827801
DATE ISSUED:	
SCALE:	1"=40'

REVISIONS:

- PERMIT DRAWING
- PROGRESS DRAWING
- BID DRAWING
- CONSTRUCTION DRAWING
- RECORD DRAWING

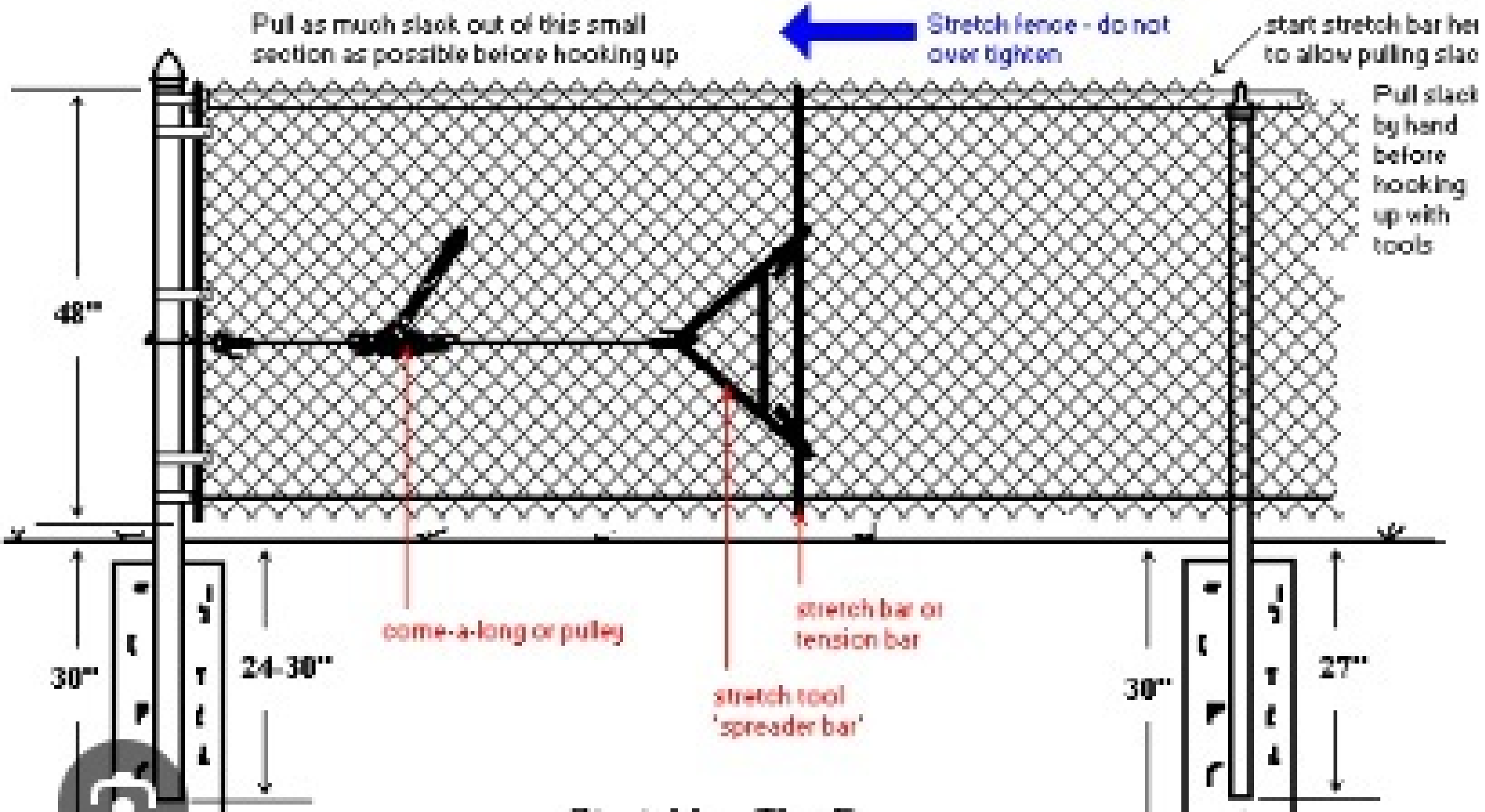
SCALE: 1" = 40'
0 40 feet 80

BASIS OF BEARINGS:
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

HUDSON MONTESSORI SCHOOL

745 DARROW RD.
CITY OF HUDSON
SUMMIT CO., OHIO

ALTA/ACSM SURVEY


Pull as much slack out of this small section as possible before hooking up
Stretch fence - do not over tighten
start stretch bar her
to allow pulling slac
Pull slack by hand before hooking up with tools
48"
come-a-long or pulley
stretch bar or tension bar
stretch tool 'spreader bar'
30"
24-30"
30"
27"

7545
HUDSON MONTESSORI SCHOOL