

ZONING DATA

1177.01 HEIGHT, BULK, DENSITY AND AREA REGULATIONS.

| Zoning District        | Minimum Lot Area Per Unit (Ac. ±) | Minimum Width (Feet) | Structure Maximum Height (Feet) | Minimum Yard Setback (Per Lot in Feet) |           | Minimum Floor Area Per Unit (Sq. Ft.) | Maximum Floor Area Covered (By all buildings) | Maximum Floor Area Ratio (per lot) |
|------------------------|-----------------------------------|----------------------|---------------------------------|----------------------------------------|-----------|---------------------------------------|-----------------------------------------------|------------------------------------|
|                        |                                   |                      |                                 | Front                                  | Each Side | Rear                                  |                                               |                                    |
| 1-1 Light Industrial   | -----                             | -----                | 40                              | 60(k)                                  | (j, l)    | (j, m)                                | -----                                         | -----                              |
| 1-2 General Industrial | -----                             | -----                | 60                              | 80(k)                                  | (j, l)    | (l, m)                                | -----                                         | -----                              |

(Ord. 107-71, Passed 11-21-71.)

CHAPTER 1169  
1-1 Light Industrial District

1169.01 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.  
The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- Auto engine and body repair, and undercoating shops when completely enclosed.
- Lumber and planing mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the 1-1 District.
- Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
- Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities, such as but not limited to lumber yard, building materials outlet, upholsterer, cabinet maker, outdoor boat, home trailer, automobile garage or industrial equipment store, or serve commercial needs of the industrial district, such as, but not limited to eating and drinking establishments, bank, savings and loan association, credit union, automobile service station, metal or building alloy, trade or industrial school or industrial clinic.
- Food processing.
- Other uses of a similar character to the above uses.

(Ord. 83-1970, Passed 11-2-70.)

CROSS REFERENCES

- Nonconforming use - see P.A. 2, Ch. 1170.  
Accessory buildings - see P.A. 2, Ch. 1181.  
Off-street parking and loading - see P.A. 2, Ch. 1182.  
Commercial television and radio tower - see P.A. 2, Ch. 1183.(b)(1).  
Mobile home parks - see P.A. 2, Ch. 1183.(b)(1).  
Signs - see P.A. 2, Ch. 1187.  
Site plan review - see P.A. 2, Ch. 1187.09.  
Access to major thoroughfare or collector streets - see P.A. 2, Ch. 1187.11.

1169.01. INTENT

The 1-1 Light Industrial District is designed to be primarily for manufacturing, processing, packaging, assembly and/or treatment of materials and products, and for the storage of materials and products. The district is designed to be a self-contained industrial district. It is further intended that the processing and treatment of materials and products, to be used in an industrial operation at another location, is not permitted.

(b) The general goals of this use district include, among others, the following specific purposes:

- To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of manufacturing and related uses.
- To protect existing residential districts by separating them from manufacturing activities, and by prohibiting the use of such industrial uses for new residential development.
- To promote manufacturing development which is free from danger or fire, explosion, toxic and noxious matter, radiation and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable influences.
- To promote the most desirable use of land in accordance with a well considered plan. To protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue.

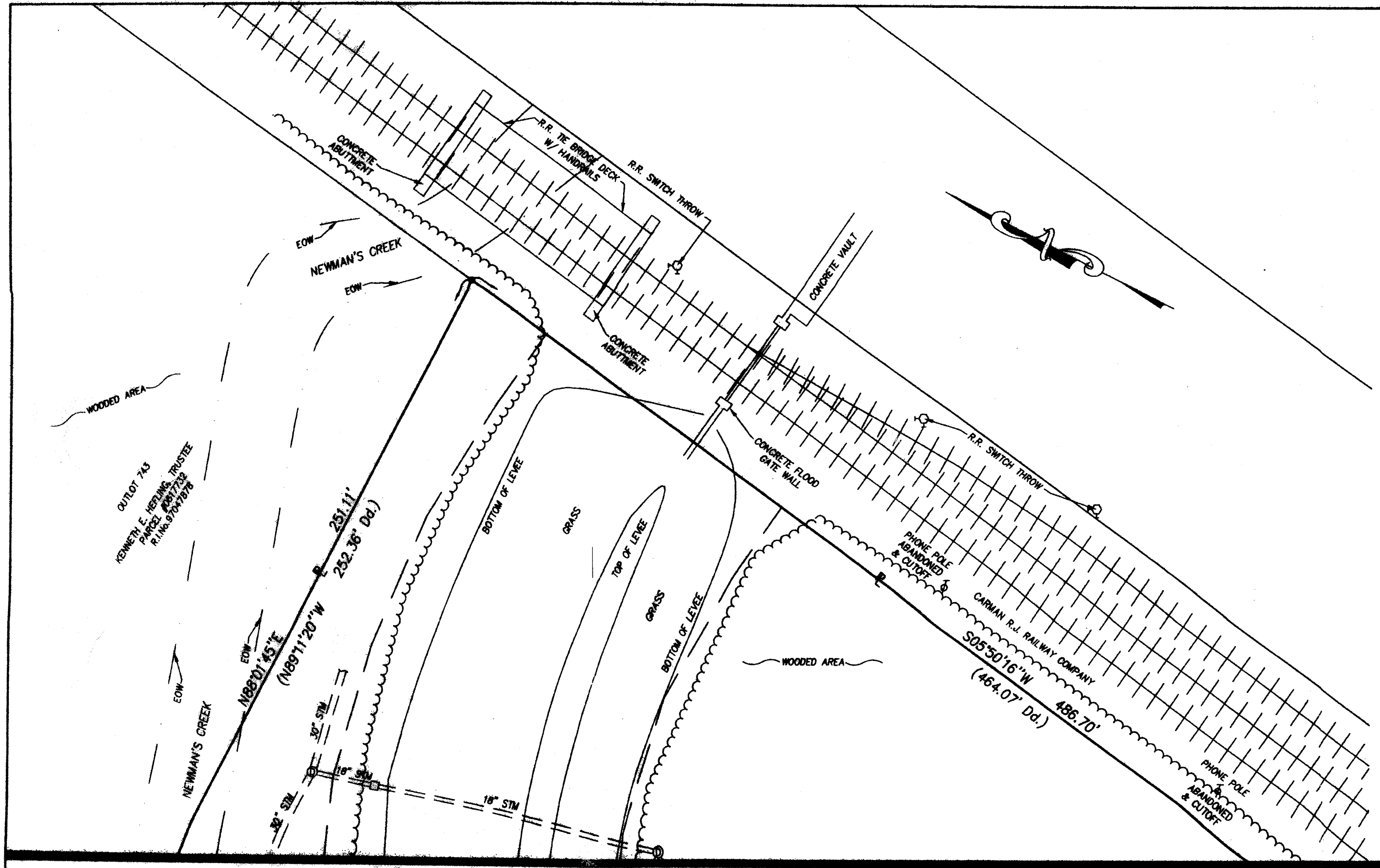
(Ord. 83-1970, Passed 11-2-70.)

1169.02. PRINCIPAL USES PERMITTED

In a Light Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Zoning Ordinance:

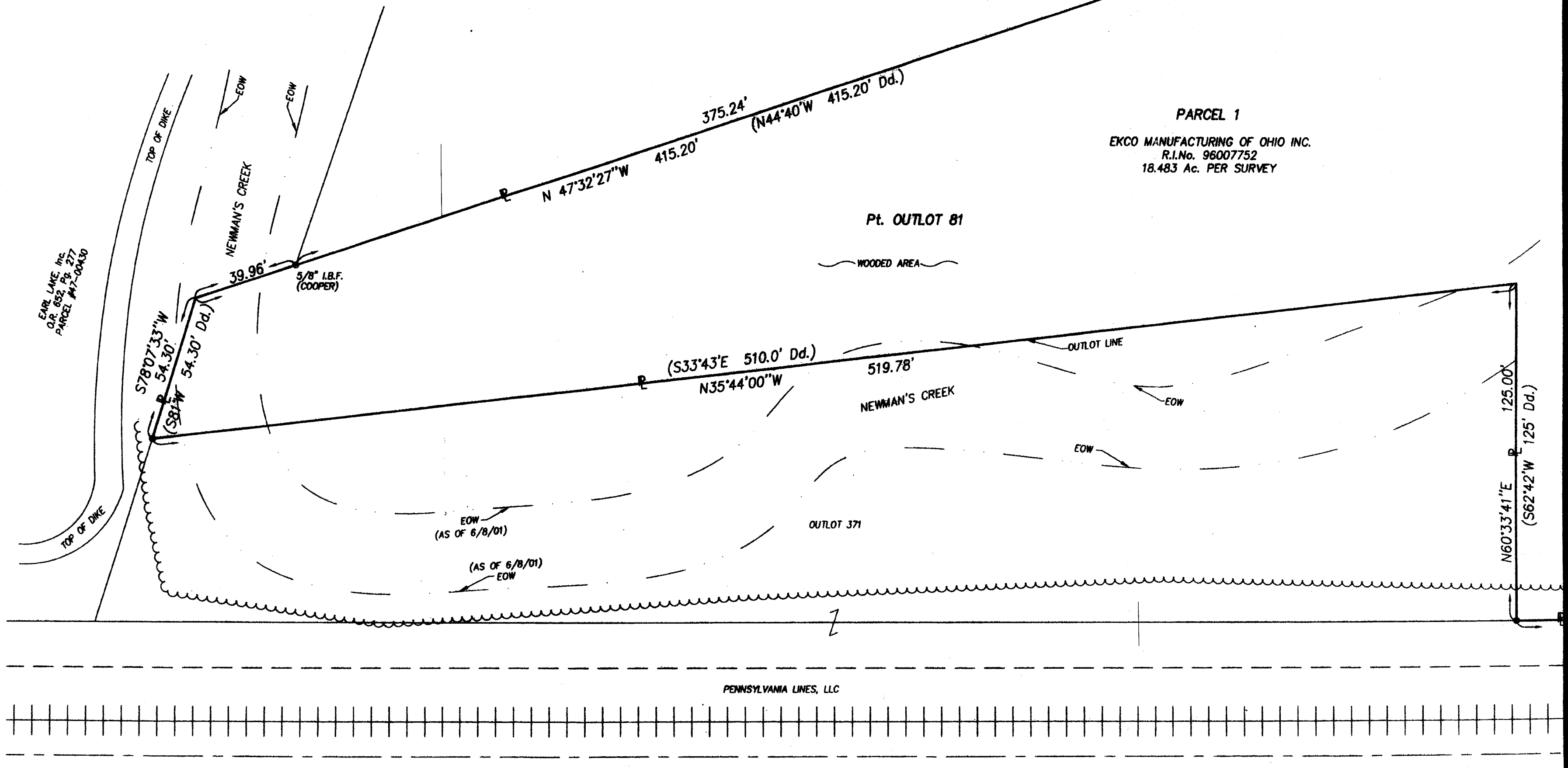
- Any use charged with the principal function of basic research, design and pilot or experimental product development when conducted within a completely enclosed building.
- Processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding or processing shall be totally obscured by a wall or those sides abutting 1-1, through 1-2, B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-155, B-156, B-157, B-158, B-159, B-160, B-161, B-162, B-163, B-164, B-165, B-166, B-167, B-168, B-169, B-170, B-171, B-172, B-173, B-174, B-175, B-176, B-177, B-178, B-179, B-180, B-181, B-182, B-183, B-184, B-185, B-186, B-187, B-188, B-189, B-190, B-191, B-192, B-193, B-194, B-195, B-196, B-197, B-198, B-199, B-200, B-201, B-202, B-203, B-204, B-205, B-206, B-207, B-208, B-209, B-210, B-211, B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-223, B-224, B-225, B-226, B-227, B-228, B-229, B-230, B-231, B-232, B-233, B-234, B-235, B-236, B-237, B-238, B-239, B-240, B-241, B-242, B-243, B-244, B-245, B-246, B-247, B-248, B-249, B-250, B-251, B-252, B-253, B-254, B-255, B-256, B-257, B-258, B-259, B-260, B-261, B-262, B-263, B-264, B-265, B-266, B-267, B-268, B-269, B-270, B-271, B-272, B-273, B-274, B-275, B-276, B-277, B-278, B-279, B-280, B-281, B-282, B-283, B-284, B-285, B-286, B-287, B-288, B-289, B-290, B-291, B-292, B-293, B-294, B-295, B-296, B-297, B-298, B-299, B-300, B-301, B-302, B-303, B-304, B-305, B-306, B-307, B-308, B-309, B-310, B-311, B-312, B-313, B-314, B-315, B-316, B-317, B-318, B-319, B-320, B-321, B-322, B-323, B-324, B-325, B-326, B-327, B-328, B-329, B-330, B-331, B-332, B-333, B-334, B-335, B-336, B-337, B-338, B-339, B-340, B-341, B-342, B-343, B-344, B-345, B-346, B-347, B-348, B-349, B-350, B-351, B-352, B-353, B-354, B-355, B-356, B-357, B-358, B-359, B-360, B-361, B-362, B-363, B-364, B-365, B-366, B-367, B-368, B-369, B-370, B-371, B-372, B-373, B-374, B-375, B-376, B-377, B-378, B-379, B-380, B-381, B-382, B-383, B-384, B-385, B-386, B-387, B-388, B-389, B-390, B-391, B-392, B-393, B-394, B-395, B-396, B-397, B-398, B-399, B-400, B-401, B-402, B-403, B-404, B-405, B-406, B-407, B-408, B-409, B-410, B-411, B-412, B-413, B-414, B-415, B-416, B-417, B-418, B-419, B-420, B-421, B-422, B-423, B-424, B-425, B-426, B-427, B-428, B-429, B-430, B-431, B-432, B-433, B-434, B-435, B-436, B-437, B-438, B-439, B-440, B-441, B-442, B-443, B-444, B-445, B-446, B-447, B-448, B-449, B-450, B-451, B-452, B-453, B-454, B-455, B-456, B-457, B-458, B-459, B-460, B-461, B-462, B-463, B-464, B-465, B-466, B-467, B-468, B-469, B-470, B-471, B-472, B-473, B-474, B-475, B-476, B-477, B-478, B-479, B-480, B-481, B-482, B-483, B-484, B-485, B-486, B-487, B-488, B-489, B-490, B-491, B-492, B-493, B-494, B-495, B-496, B-497, B-498, B-499, B-500, B-501, B-502, B-503, B-504, B-505, B-506, B-507, B-508, B-509, B-510, B-511, B-512, B-513, B-514, B-515, B-516, B-517, B-518, B-519, B-520, B-521, B-522, B-523, B-524, B-525, B-526, B-527, B-528, B-529, B-530, B-531, B-532, B-533, B-534, B-535, B-536, B-537, B-538, B-539, B-540, B-541, B-542, B-543, B-544, B-545, B-546, B-547, B-548, B-549, B-550, B-551, B-552, B-553, B-554, B-555, B-556, B-557, B-558, B-559, B-560, B-561, B-562, B-563, B-564, B-565, B-566, B-567, B-568, B-569, B-570, B-571, B-572, B-573, B-574, B-575, B-576, B-577, B-578, B-579, B-580, B-581, B-582, B-583, B-584, B-585, B-586, B-587, B-588, B-589, B-590, B-591, B-592, B-593, B-594, B-595, B-596, B-597, B-598, B-599, B-600, B-601, B-602, B-603, B-604, B-605, B-606, B-607, B-608, B-609, B-610, B-611, B-612, B-613, B-614, B-615, B-616, B-617, B-618, B-619, B-620, B-621, B-622, B-623, B-624, B-625, B-626, B-627, B-628, B-629, B-630, B-631, B-632, B-633, B-634, B-635, B-636, B-637, B-638, B-639, B-640, B-641, B-642, B-643, B-644, B-645, B-646, B-647, B-648, B-649, B-650, B-651, B-652, B-653, B-654, B-655, B-656, B-657, B-658, B-659, B-660, B-661, B-662, B-663, B-664, B-665, B-666, B-667, B-668, B-669, B-670, B-671, B-672, B-673, B-674, B-675, B-676, B-677, B-678, B-679, B-680, B-681, B-682, B-683, B-684, B-685, B-686, B-687, B-688, B-689, B-690, B-691, B-692, B-693, B-694, B-695, B-696, B-697, B-698, B-699, B-700, B-701, B-702, B-703, B-704, B-705, B-706, B-707, B-708, B-709, B-710, B-711, B-712, B-713, B-714, B-715, B-716, B-717, B-718, B-719, B-720, B-721, B-722, B-723, B-724, B-725, B-726, B-727, B-728, B-729, B-730, B-731, B-732, B-733, B-734, B-735, B-736, B-737, B-738, B-739, B-740, B-741, B-742, B-743, B-744, B-745, B-746, B-747, B-748, B-749, B-750, B-751, B-752, B-753, B-754, B-755, B-756, B-757, B-758, B-759, B-760, B-761, B-762, B-763, B-764, B-765, B-766, B-767, B-768, B-769, B-770, B-771, B-772, B-773, B-774, B-775, B-776, B-777, B-778, B-779, B-780, B-781, B-782, B-783, B-784, B-785, B-786, B-787, B-788, B-789, B-790, B-791, B-792, B-793, B-794, B-795, B-796, B-797, B-798, B-799, B-800, B-801, B-802, B-803, B-804, B-805, B-806, B-807, B-808, B-809, B-810, B-811, B-812, B-813, B-814, B-815, B-816, B-817, B-818, B-819, B-820, B-821, B-822, B-823, B-824, B-825, B-826, B-827, B-828, B-829, B-830, B-831, B-832, B-833, B-834, B-835, B-836, B-837, B-838, B-839, B-840, B-841, B-842, B-843, B-844, B-845, B-846, B-847, B-848, B-849, B-850, B-851, B-852, B-853, B-854, B-855, B-856, B-857, B-858, B-859, B-860, B-861, B-862, B-863, B-864, B-865, B-866, B-867, B-868, B-869, B-870, B-871, B-872, B-873, B-874, B-875, B-876, B-877, B-878, B-879, B-880, B-881, B-882, B-883, B-884, B-885, B-886, B-887, B-888, B-889, B-890, B-891, B-892, B-893, B-894, B-895, B-896, B-897, B-898, B-899, B-900, B-901, B-902, B-903, B-904, B-905, B-906, B-907, B-908, B-909, B-910, B-911, B-912, B-913, B-914, B-915, B-916, B-917, B-918, B-919, B-920, B-921, B-922, B-923, B-924, B-925, B-926, B-927, B-928, B-929, B-930, B-931, B-932, B-933, B-934, B-935, B-936, B-937, B-938, B-939, B-940, B-941, B-942, B-943, B-944, B-945, B-946, B-947, B-948, B-949, B-950, B-951, B-952, B-953, B-954, B-955, B-956, B-957, B-958, B-959, B-960, B-961, B-962, B-963, B-964, B-965, B-966, B-967, B-968, B-969, B-970, B-971, B-972, B-973, B-974, B-975, B-976, B-977, B-978, B-979, B-980, B-981, B-982, B-983, B-984, B-985, B-986, B-987, B-988, B-989, B-990, B-991, B-992, B-993, B-994, B-995, B-996, B-997, B-998, B-999, B-1000, B-1001, B-1002, B-1003, B-1004, B-1005, B-1006, B-1007, B-1008, B-1009, B-1010, B-1011, B-1012, B-1013, B-1014, B-1015, B-1016, B-1017, B-1018, B-1019, B-1020, B-1021, B-1022, B-1023, B-1024, B-1025, B-1026, B-1027, B-1028, B-1029, B-1030, B-1031, B-1032, B-1033, B-1034, B-1035, B-1036, B-1037, B-1038, B-1039, B-1040, B-1041, B-1042, B-1043, B-1044, B-1045, B-1046, B-1047, B-1048, B-1049, B-1050, B-1051, B-1052, B-1053, B-1054, B-1055, B-1056, B-1057, B-1058, B-1059, B-1060, B-1061, B-1062, B-1063, B-1064, B-1065, B-1066, B-1067, B-1068, B-1069, B-1070, B-1071, B-1072, B-1073, B-1074, B-1075, B-1076, B-1077, B-1078, B-1079, B-1080, B-1081, B-1082, B-1083, B-1084, B-1085, B-1086, B-1087, B-1088, B-1089, B-1090, B-1091, B-1092, B-1093, B-1094, B-1095, B-1096, B-1097, B-1098, B-1099, B-1100, B-1101, B-1102, B-1103, B-1104, B-1105, B-1106, B-1107, B-1108, B-1109, B-1110, B-1111, B-1112, B-1113, B-1114, B-1115, B-1116, B-1117, B-1118, B-1119, B-1120, B-1121, B-1122, B-1123, B-1124, B-1125, B-1126, B-1127, B-1128, B-1129, B-1130, B-1131, B-1132, B-1133, B-1134, B-1135, B-1136, B-1137, B-1138, B-1139, B-1140, B-1141, B-1142, B-1143, B-1144, B-1145, B-1146, B-1147, B-1148, B-1149, B-1150, B-1151, B-1152, B-1153, B-1154, B-1155, B-1156, B-1157, B-1158, B-1159, B-1160, B-1161, B-1162, B-1163, B-1164, B-1165, B-1166, B-1167, B-1168, B-1169, B-1170, B-1171, B-1172, B-1173, B-1174, B-1175, B-1176, B-1177, B-1178, B-1179, B-1180, B-1181, B-1182, B-1183, B-1184, B-1185, B-1186, B-1187, B-1188, B-1189, B-1190, B-1191, B-1192, B-1193, B-1194, B-1195, B-1196, B-1197, B-1198, B-1199, B-1200, B-1201, B-1202, B-1203, B-1204, B-1205, B-1206, B-1207, B-1208, B-1209, B-1210, B-1211, B-1212, B-1213, B-1214, B-1215, B-1216, B-1217, B-1218, B-1219, B-1220, B-1221, B-1222, B-1223, B-1224, B-1225, B-1226, B-1227, B-1228, B-1229, B-1230, B-1231, B-1232, B-1233, B-1234, B-1235, B-1236, 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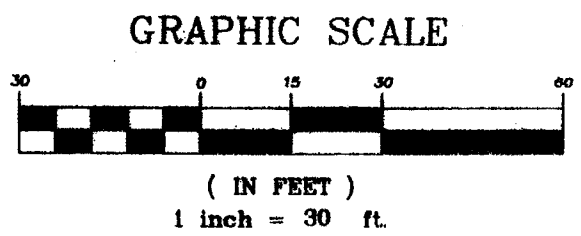
MATCH LINE SEE SHEET 3

| LEGEND |                                          |
|--------|------------------------------------------|
| ●      | 5/8" IRON BAR W/ COOPER & ASSOC. CAP SET |
| ○      | IRON PIPE/BAR FOUND                      |
| ⊕      | TELEPHONE POLE                           |
| ⊖      | POWER POLE                               |
| ⊕      | OVERHEAD UTILITIES                       |
| ⊕      | GUY WIRE & ANCHOR                        |
| ⊕      | HYDRANT                                  |
| ⊕      | WATER GATE VALVE                         |
| ⊕      | WATER SERVICE VALVE                      |
| ⊕      | MONITORING WELL                          |
| ⊕      | SANITARY MANHOLE                         |
| ⊕      | CLEANOUT                                 |
| ⊕      | STORM MANHOLE                            |
| ⊕      | CATCH BASIN                              |
| ⊕      | GAS VALVE                                |
| ⊕      | GAS LINE MARKER                          |
| ⊕      | DOWNSPOUT                                |
| ⊕      | SIGN (AS NOTED)                          |
| ⊕      | POST/BOLLARD                             |
| ⊕      | RAILROAD TRACKS                          |
| ⊕      | EDGE OF PAVEMENT                         |
| ⊕      | EDGE OF WATER                            |
| ⊕      | RIGHT-OF-WAY                             |
| ⊕      | PARKING COUNT                            |
| ⊕      | REF. TO EASE. CHART                      |
| ⊕      | ENCROACHMENT NUMBER                      |



MATCH LINE SEE SHEET 3

UTILITY LOCATION NOTE  
LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATIONS OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER AND GAS GATES, ETC. TOGETHER WITH INFORMATIONAL DATA OBTAINED FROM PLANS AND RECORDS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL O.U.P.S. AT 1-800-362-2764.



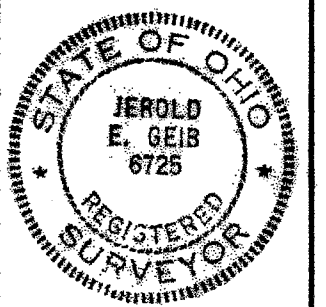
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| SCALE          | 1" = 30'  | VERT. | N/A |
| DATE           | JULY 2004 |       |     |
| FIELD BOOK No. | 546       |       |     |
| SHEET          | 2         | OF    | 5   |

BRYAN J. ASHMAN  
JEROLD E. GEIB

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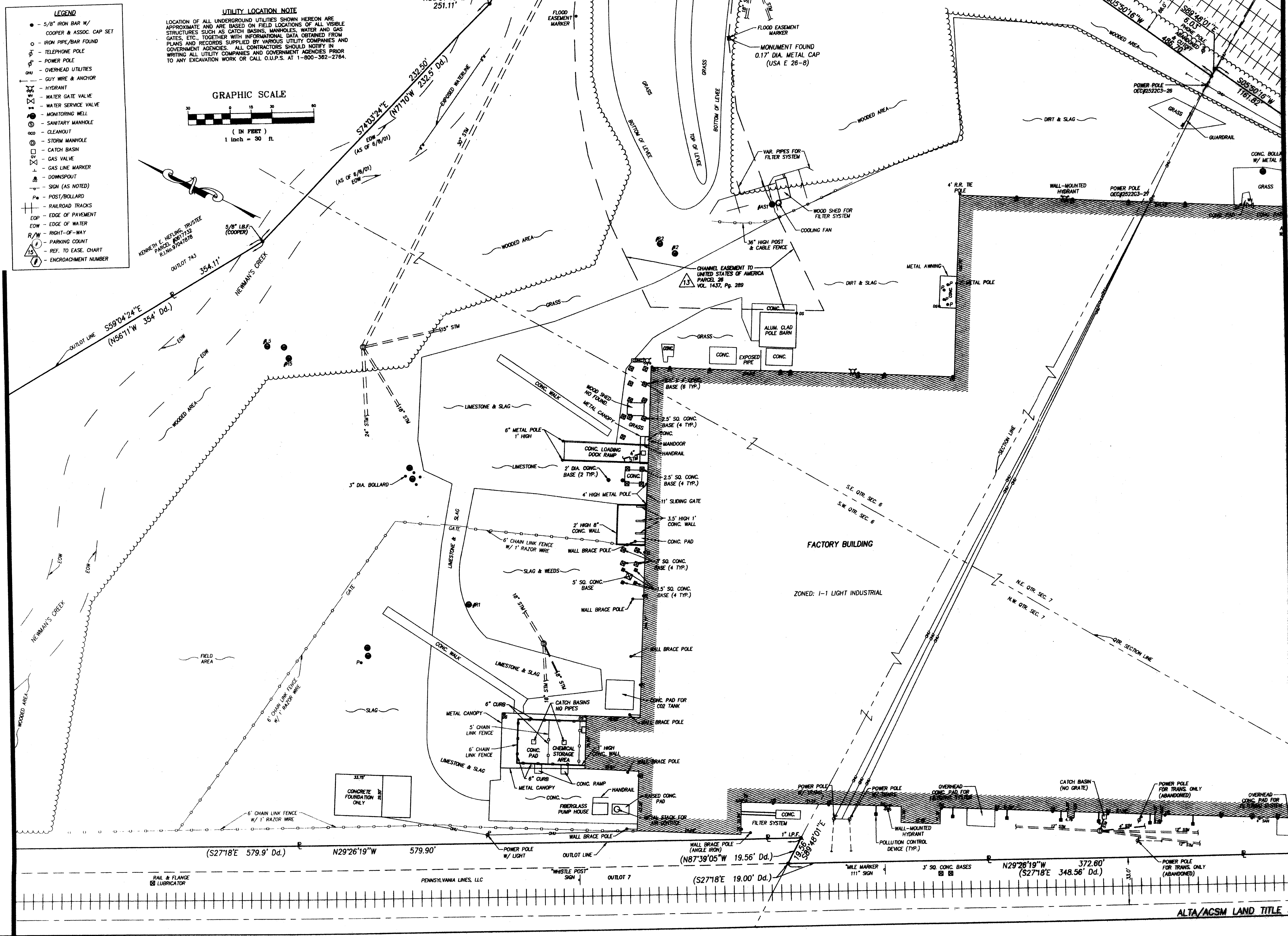
ALTA/ACSM LAND TITLE SURVEY  
EKCO MANUFACTURING  
ALL OF LOTS 2604-2617, 2650, 2651, 9730, 10532 & 10533  
AND ALL OF OUTLOT 81 IN THE CITY OF MASSILLON,  
STARK COUNTY, OHIO  
FOR: EKCO MANUFACTURING OF OHIO, Inc.

| TITLE       | CD     | COMMENTS  | DATE    | BY  |
|-------------|--------|-----------|---------|-----|
| UPDATE      | OT     | 10533     | 10/8/04 | SPH |
| UPDATE      | DM     | 10533     | 10/8/04 | SPH |
| DESCRIPTION |        |           | DATE    | BY  |
| REVISIONS   |        |           |         |     |
| DWN BY:     | S.D.H. | CHK'D BY: | M.L.M.  |     |

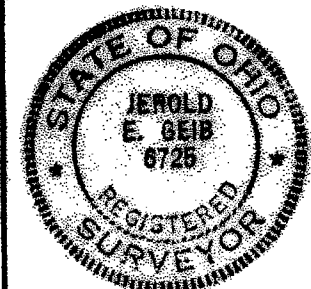


MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2



MATCH LINE SEE SHEET 4



ALTA/ACSM LAND TITLE SURVEY  
**EKCO MANUFACTURING**  
ALL OF LOTS 2604-2617, 2650, 2651, 9730, 10532 & 10533  
AND ALL OF OUTLOT 81 IN THE CITY OF MASSILLON,  
STARK COUNTY, OHIO  
FOR: EKCO MANUFACTURING OF OHIO, Inc.

| TITLE        | DATE | BY | REVISIONS |
|--------------|------|----|-----------|
| 11/11/04 SDH |      |    |           |
| 10/6/04 SDH  |      |    |           |
| 10/6/04 SDH  |      |    |           |
| 10/6/04 SDH  |      |    |           |

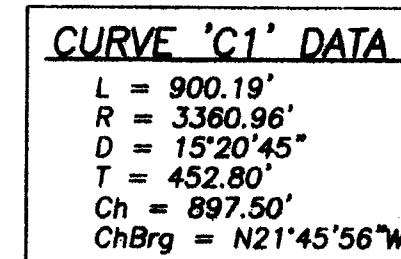
04193

COOPER & ASSOCIATES, LLP  
ENGINEERS AND SURVEYORS  
1389 MARKET STREET, NORTH CANTON, OHIO 44714  
PHONE (330) 452-7371  
FAX (330) 452-9110

BRYAN J. ASHMAN  
JEROLD E. GEIB

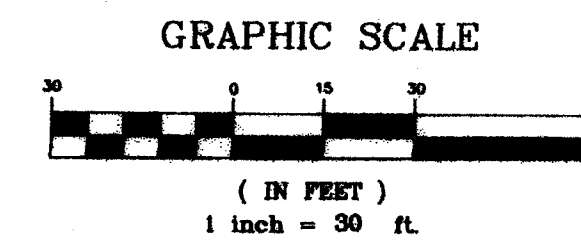
SOLE: 1" = 30' - VERT. N/A  
DATE: JULY 2004  
FIELD BOOK No. 546  
SHEET 3 OF 5





UTILITY LOCATION NOTE

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- LEGEND**
- - 5/8" IRON BAR W/  
COOPER & ASSOC. CAP SET
  - - IRON PIPE/BAR FOUND
  - ⊙ - TELEPHONE POLE
  - ⊕ - POWER POLE
  - ⌒ - OVERHEAD UTILITIES
  - - GUY WIRE & ANCHOR
  - ⌒ - HYDRANT
  - ⌒ - WATER GATE VALVE
  - ⌒ - WATER SERVICE VALVE
  - ⌒ - MONITORING WELL
  - ⊙ - SANITARY MANHOLE
  - ⊙ - CLEANOUT
  - ⊙ - STORM MANHOLE
  - ⊙ - CATCH BASIN
  - ⊙ - GAS VALVE
  - ⊙ - GAS LINE MARKER
  - ⌒ - DOWNSPOUT
  - ⌒ - SIGN (AS NOTED)
  - P<sub>o</sub> - POST/BOLLARD
  - - RAILROAD TRACKS
  - EDP - EDGE OF PAVEMENT
  - EDW - EDGE OF WATER
  - R/W - RIGHT-OF-WAY
  - 15 - PARKING COUNT
  - △ - REF. TO EASE. CHART
  - 15 - ENCROACHMENT NUMBER

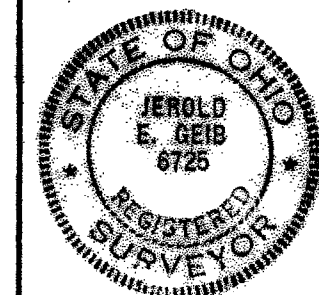
MATCH LINE

SEE SHEET 5

1359 MARKET  
AVENUE, NORTH  
CANTON, OHIO  
44714

**COOPER & ASSOCIATES, LLP**  
ENGINEERS AND SURVEYORS

PHONE (330) 452-5731  
FAX No.(330) 452-9110



ALTA/ACSM LAND TITLE SURVEY  
**EKCO MANUFACTURING**  
ALL OF LOTS 2604-2617, 2650, 2651, 9730, 10532 & 10533  
AND ALL OF OUTLOT 81 IN THE CITY OF MASSILLON,  
STARK COUNTY, OHIO  
FOR: **EKCO MANUFACTURING OF OHIO, Inc.**

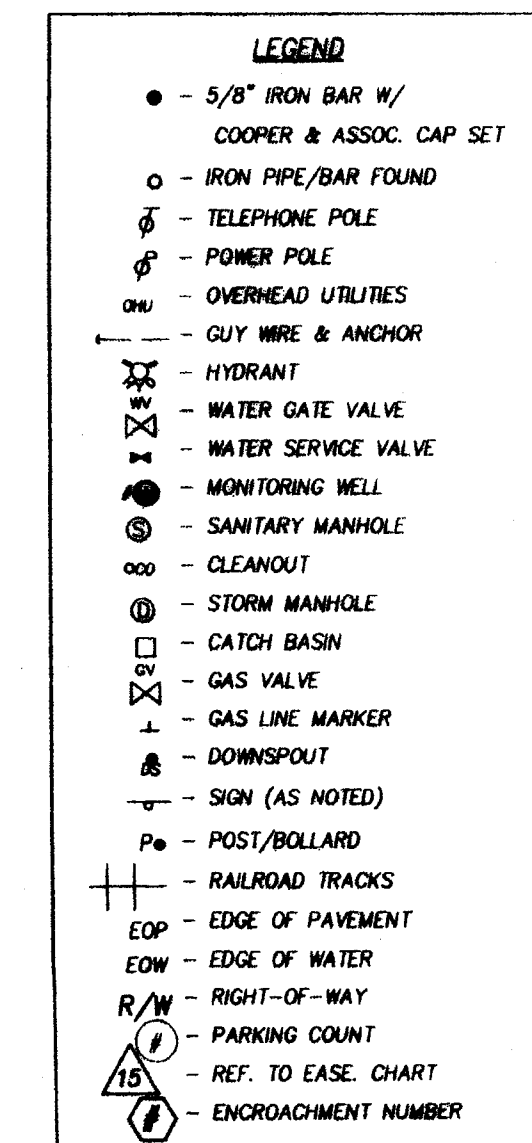
FOR: EKCO MANUFACTURING OF OHIO, Inc.

| TITLE CO. COMMENTS              |      | 11/11/04 SDH |  |  |
|---------------------------------|------|--------------|--|--|
| UPDATE LOT 10533                |      | 10/6/04 SDH  |  |  |
| UPDATE OWNERSHIPS               |      | 10/6/04 SDH  |  |  |
| DESCRIPTION                     | DATE | BY           |  |  |
| REVISIONS                       |      |              |  |  |
| DWN.BY: S.D.H. CHK'D BY: M.L.M. |      |              |  |  |



### UTILITY LOCATION NOTE

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GRAPHIC SCALE



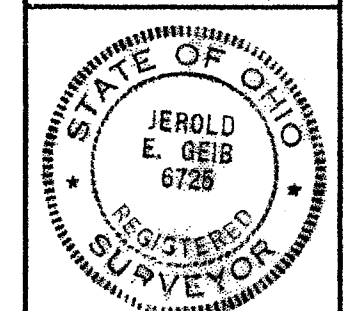
( IN FEET )  
1 inch = 30 ft.

|                             |             |
|-----------------------------|-------------|
| ALTA/ACSM LAND TITLE SURVEY | PROJ# 04193 |
|-----------------------------|-------------|

**COOPER & ASSOCIATES, LLP**  
ENGINEERS AND SURVEYORS

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ALTA/ACSM LAND TITLE SURVEY  
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ALL OF LOTS 2604-2617, 2650, 2651, 9730, 10532 & 10533  
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FOR: EKCO MANUFACTURING OF OHIO, Inc.

| REVISIONS         |     |          |              |
|-------------------|-----|----------|--------------|
| TITLE             | CO. | COMMENTS |              |
| UPDATE LOT 10533  |     |          | 11/11/04 SDH |
| UPDATE OWNERSHIPS |     |          | 10/6/04 SDH  |
| DESCRIPTION       |     |          | 10/6/04 SDH  |
|                   |     |          | DATE BY      |

DWN.BY: S.D.H. CHK'D.BY: M.L.M.

PHONE (330) 452-5731  
FAX No. (330) 452-9110

STARK COUNTY, OHIO  
FOR: EKCO MANUFACTURING OF OHIO, Inc.

|           |                                 |
|-----------|---------------------------------|
| REVISIONS | DWN.BY: S.D.H. CHK'D.BY: M.L.M. |
|-----------|---------------------------------|