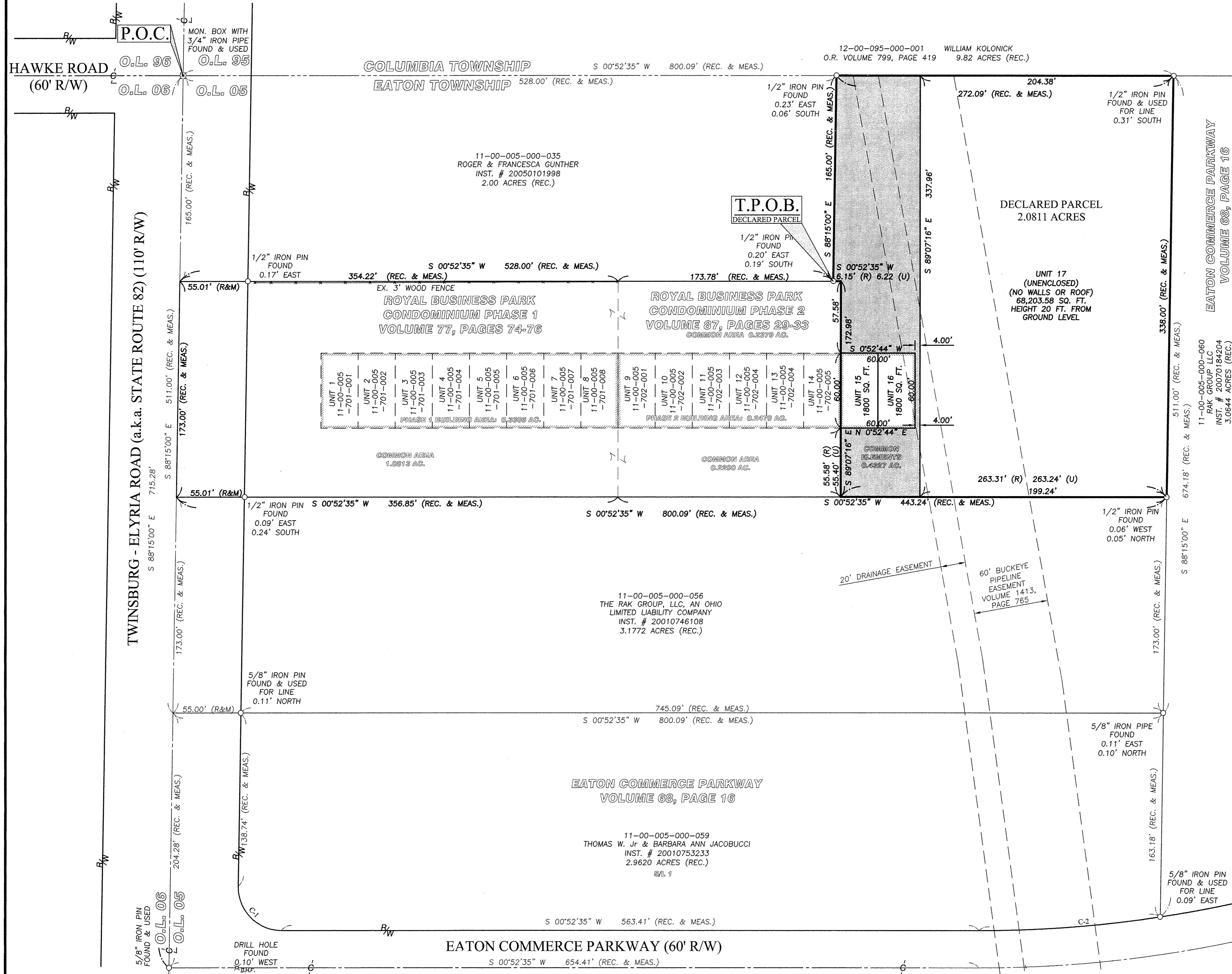
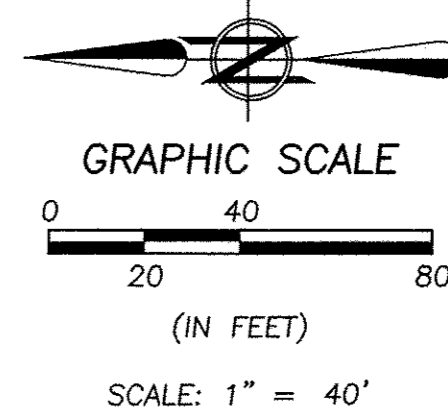


# ROYAL BUSINESS PARK CONDOMINIUM - PHASE 3

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 05



O.L. 95  
O.L. 05



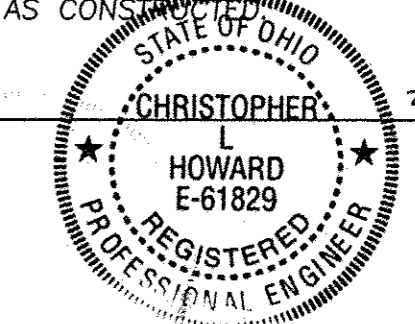
**BASIS OF BEARINGS:**  
A PORTION OF THE CENTERLINE OF TWINSBURG - ELYRIA ROAD (A.K.A. STATE ROUTE 82) WHICH WAS ASSUMED TO BE NORTH 88° 15' 00\"/>

AS ORIGINALLY SURVEYED IN SEPTEMBER OF 2005. VERIFIED ON JANUARY 30, 2014

**ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, PAGE 02 OF THESE DRAWINGS ACCURATELY SHOWS THE BUILDING AS CONSTRUCTED AND AS SHOWN ON THESE DRAWINGS.

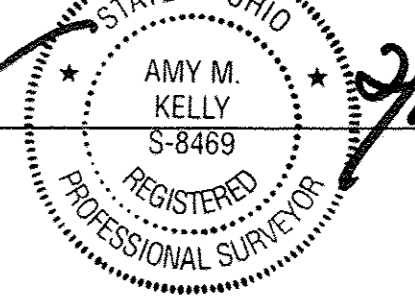
CHRISTOPHER L. HOWARD, P.E.  
REGISTERED OHIO ENGINEER No. 61829



**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, PAGE 01 OF THESE DRAWINGS ACCURATELY SHOWS THE LOCATIONS OF IMPROVEMENTS AND RECORDED EASEMENTS.

AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR No. 8469



**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED "ROYAL BUSINESS PARK CONDOMINIUM - PHASE 3 AS SHOWN HEREON, SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCEL OF LAND DESCRIBED IN DEED TO ROYAL BUSINESS PARK CONDOMINIUM ASSOCIATION AS RECORDED IN INSTRUMENT NUMBER 20070223271 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 2.0814 ACRES OF LAND WHICH LIES IN ORIGINAL EATON TOWNSHIP LOT NUMBER 5, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR No. 8469

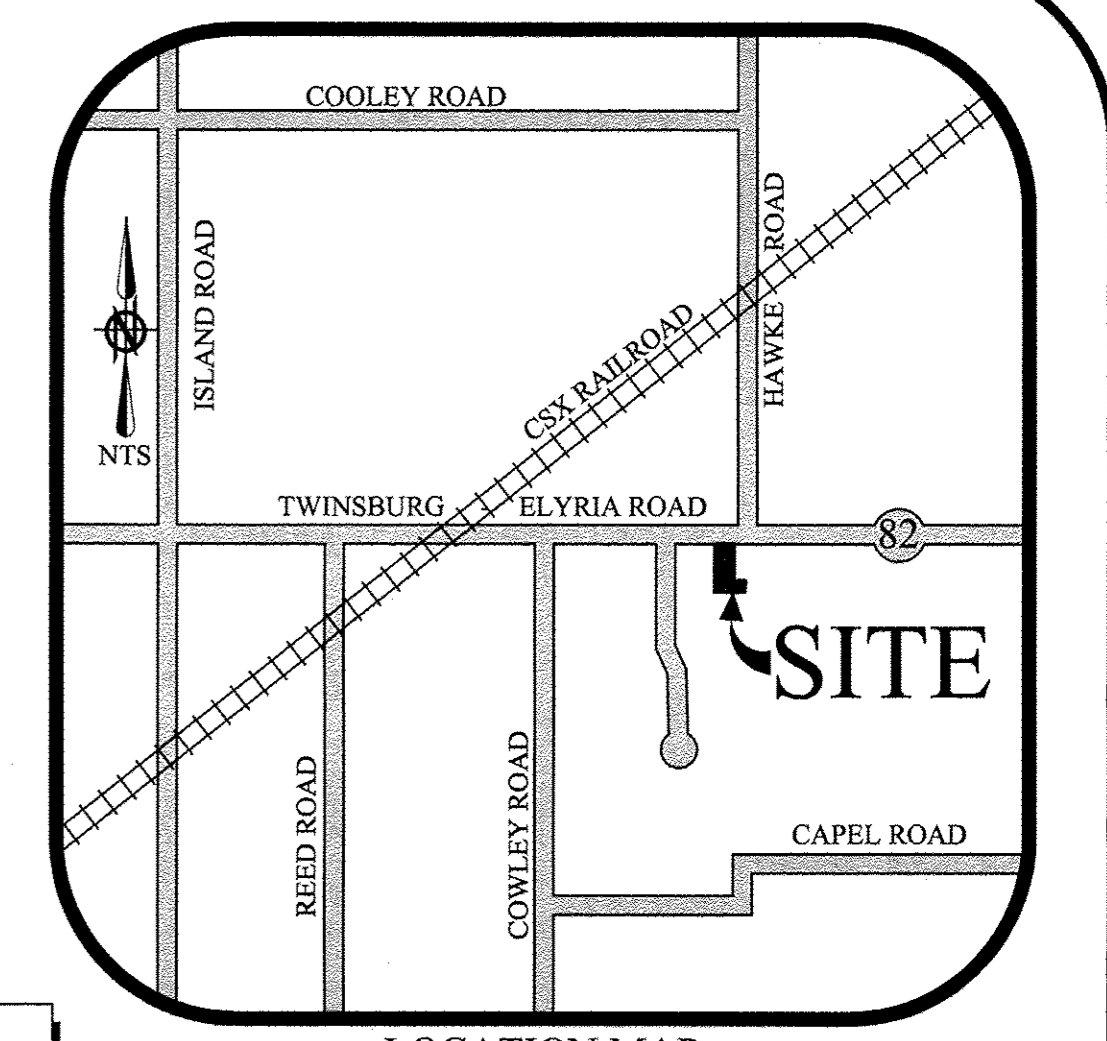


**LEGEND OF SYMBOLS AND LINETYPES**

☒	MONUMENT BOX WITH PIN/PIPE (AS INDICATED)	(R) (REC.)	RECORD INFORMATION
○	IRON PIN/PIPE FOUND (AS INDICATED)	(M) (MEAS.)	MEASURED INFORMATION
○	CENTERLINE (C/L)	(C) (CALC.)	CALCULATED INFORMATION
—	PROPERTY LINE (P/L)	(U)	USED INFORMATION
—	RIGHT-OF-WAY LINE	(P.O.C.)	POINT OF COMMENCEMENT
—		(T.P.O.B.)	TRUE PLACE OF BEGINNING
⊗		⊗ D.H.F.	DRILL HOLE FOUND

**TABLE OF CURVES**

C-1	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	55.51'	35.00'	49.87'	N 46°18'48\"/>		



**LOCATION MAP**

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE  
FEB 27 2014  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

ROBERT P. ELLIS  
3728 AMHERST AVE  
LORAIN, OH 44052  
Plat Vol. 99  
Pages 64-65

DATE	BY	DESCRIPTION
02-17-2014	AMK	ISSUE TO CLIENT
02-25-2014	AMK	REVISED PER LORAIN COUNTY TAX DEPARTMENT COMMENTS

**BRAMHALL**  
ENGINEERING AND SURVEYING CO., INC.  
37307 HARVEST DRIVE AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:  
**VIOLI DEVELOPMENT GROUP**  
33549 ROYALTON ROAD  
COLUMBIA STATION, OHIO

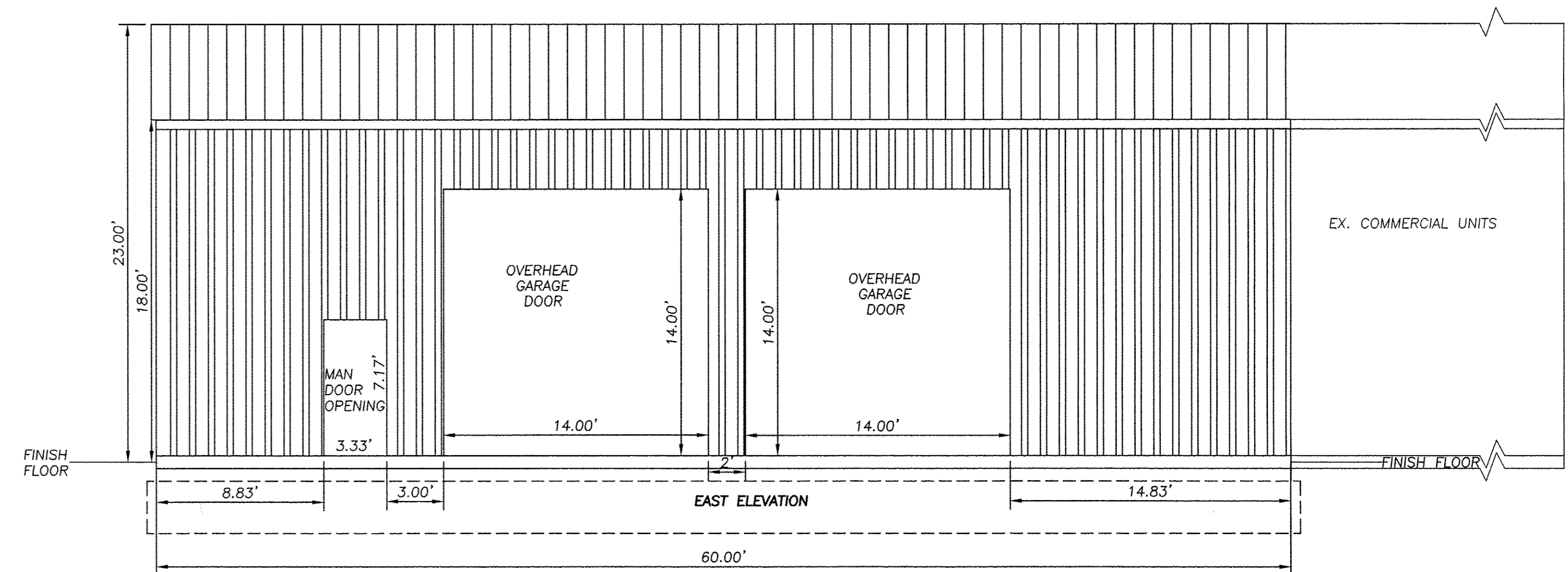
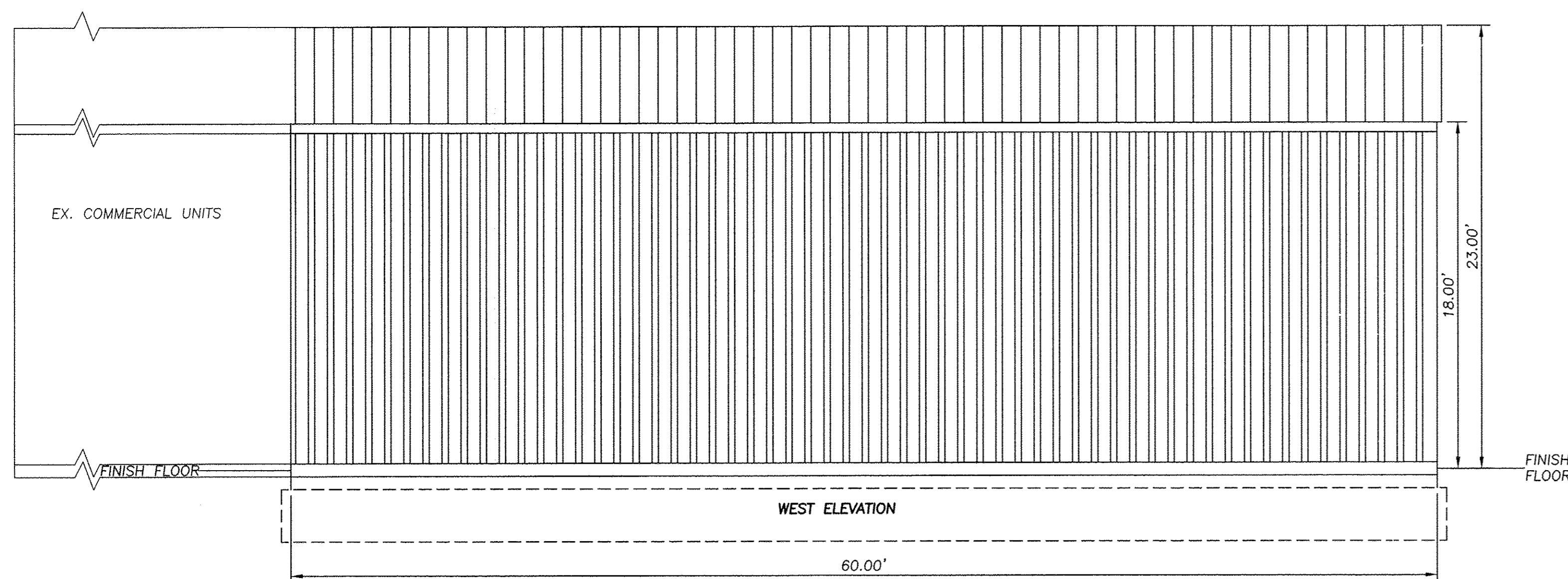
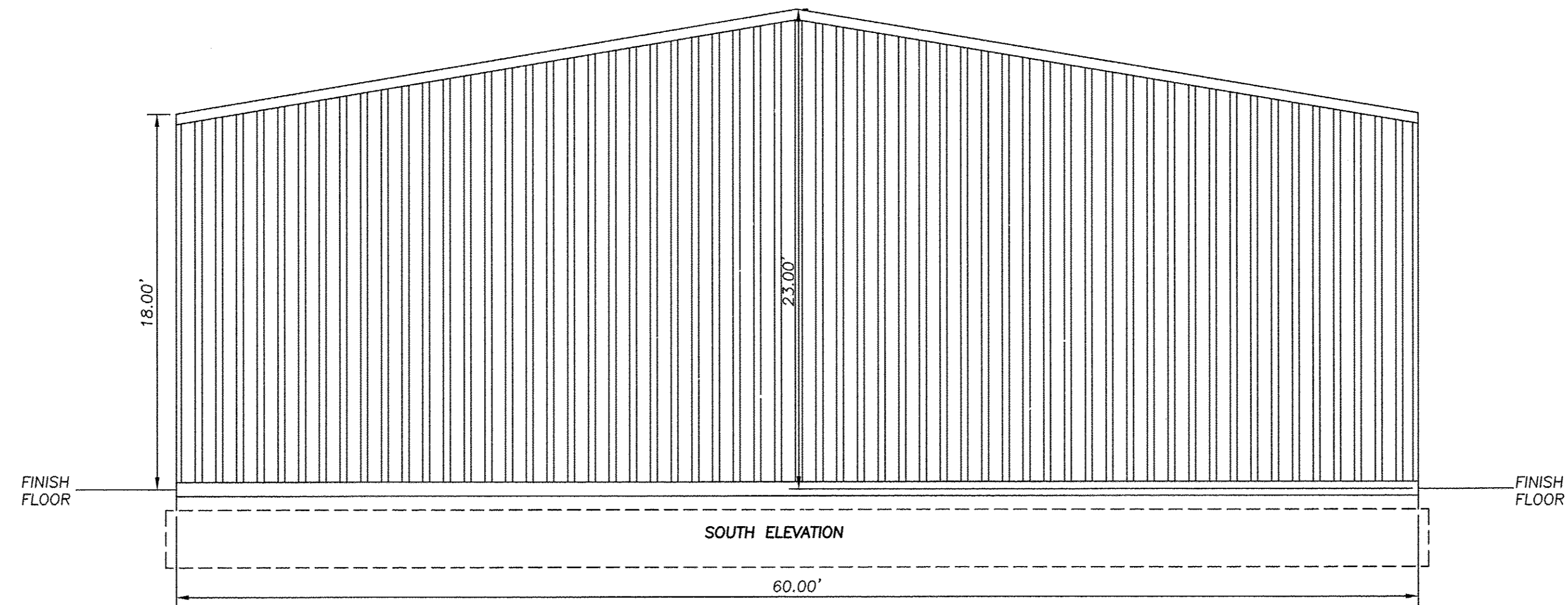
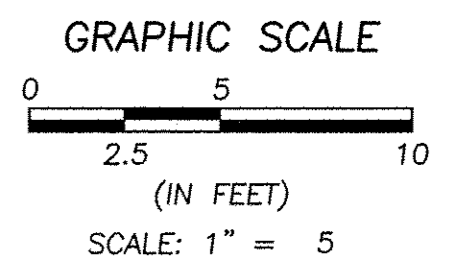
**ROYAL BUSINESS PARK CONDOMINIUM - PHASE 3**  
TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 2  
JOB NO. 05-2176B



# ROYAL BUSINESS PARK CONDOMINIUM - PHASE 3

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 05



J:\026716B Royal Business Park Phase 3 - Revised Drawings\ELEVATION VIEWS.dwg, Plotted: Feb 27, 2014 - 7:28am

DATE:	BY:	DESCRIPTION:
02-17-2014	AMK	ISSUE TO CLIENT

DRAWN BY:  
JAD

CHECKED BY:  
AMK

**BRAMHALL**  
 ENGINEERING AND SURVEYING CO., INC.  
 801 MOORE ROAD AVON, OHIO 44011  
 (440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:  
 VIOLI DEVELOPMENT GROUP  
 33549 ROYALTON ROAD  
 COLUMBIA STATION, OHIO

**ROYAL BUSINESS PARK  
 CONDOMINIUM - PHASE 3**  
 TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO

SHEET  
 2 OF 2  
 JOB NO.  
 05-2176B