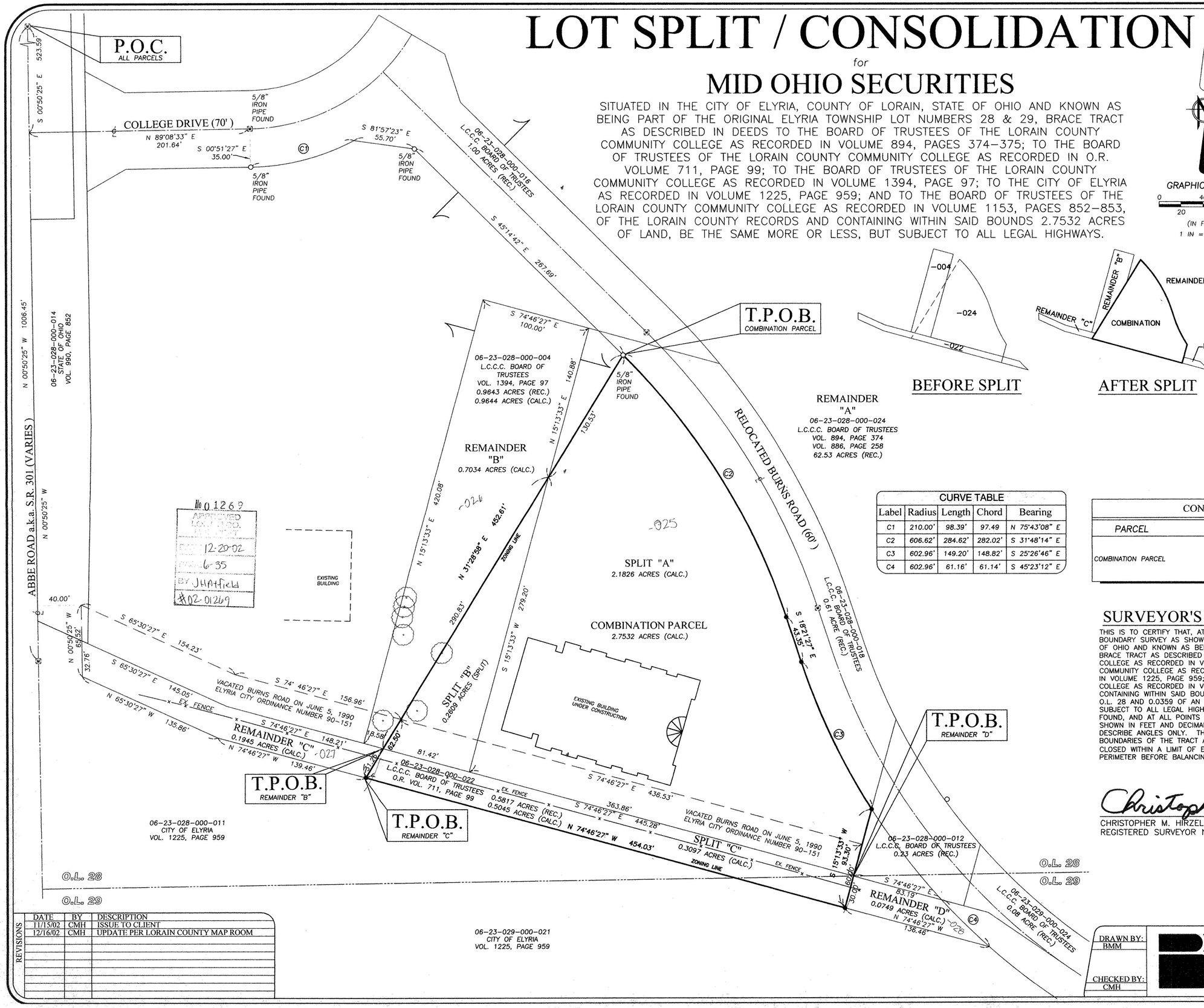
LOT SPLIT / CONSOLIDATION

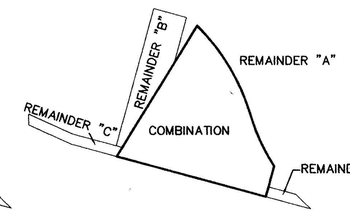
for

MID OHIO SECURITIES

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF THE ORIGINAL ELYRIA TOWNSHIP LOT NUMBERS 28 & 29, BRACE TRACT AS DESCRIBED IN DEEDS TO THE BOARD OF TRUSTEES OF THE LORAIN COUNTY COMMUNITY COLLEGE AS RECORDED IN VOLUME 894, PAGES 374–375; TO THE BOARD OF TRUSTEES OF THE LORAIN COUNTY COMMUNITY COLLEGE AS RECORDED IN O.R. VOLUME 711, PAGE 99; TO THE BOARD OF TRUSTEES OF THE LORAIN COUNTY COMMUNITY COLLEGE AS RECORDED IN VOLUME 1394, PAGE 97; TO THE CITY OF ELYRIA AS RECORDED IN VOLUME 1225, PAGE 959; AND TO THE BOARD OF TRUSTEES OF THE LORAIN COUNTY COMMUNITY COLLEGE AS RECORDED IN VOLUME 1153, PAGES 852–853, OF THE LORAIN COUNTY RECORDS AND CONTAINING WITHIN SAID BOUNDS 2.7532 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

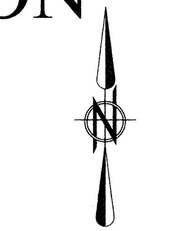


BEFORE SPLIT



AFTER SPLIT

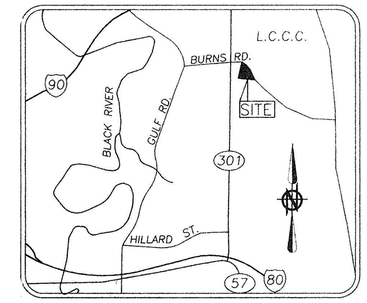
REMAINDER "A"
06-23-028-000-024
L.C.C.C. BOARD OF TRUSTEES
VOL. 894, PAGE 374
VOL. 886, PAGE 258
62.53 ACRES (REC.)



GRAPHIC SCALE

0 40 20 80

(IN FEET)
1 IN = 40 FT



LOCATION MAP NTS

BASIS OF BEARINGS:
CENTERLINE OF ABBE ROAD a.k.a. STATE ROUTE 301 WHICH WAS ASSUMED TO BE NORTH 00°50'25" WEST

LEGEND OF SYMBOLS AND LINETYPES

- ○ PIPE/PIN FOUND AS DESCRIBED
- ● 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL"
- ⊠ 1" PIN FOUND IN MONUMENT BOX
- CENTERLINE
- PROPERTY LINE
- ORIGINAL LOT LINE

CURVE TABLE

Label	Radius	Length	Chord	Bearing
C1	210.00'	98.39'	97.49	N 75°43'08" E
C2	606.62'	284.62'	282.02'	S 31°48'14" E
C3	602.96'	149.20'	148.82'	S 25°26'46" E
C4	602.96'	61.16'	61.14'	S 45°23'12" E

CONSOLIDATION ACREAGE SUMMARY

PARCEL	DESCRIPTION	COMBINED AREA
COMBINATION PARCEL	2.1826 ACRE PARCEL CALLED OUT AS SPLIT "A", 0.2609 ACRE PARCEL CALLED OUT AS SPLIT "B", AND 0.3097 ACRE PARCEL CALLED OUT AS SPLIT "C"	2.7532 ACRE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF THE ORIGINAL ELYRIA TOWNSHIP LOT NUMBERS 28 & 29, BRACE TRACT AS DESCRIBED IN DEEDS TO BOARD OF TRUSTEES OF LORAIN COUNTY COMMUNITY COLLEGE AS RECORDED IN VOLUME 894, PAGES 374–375; TO BOARD OF TRUSTEES OF LORAIN COUNTY COMMUNITY COLLEGE AS RECORDED IN VOLUME 1394, PAGE 97; TO THE CITY OF ELYRIA AS RECORDED IN VOLUME 1225, PAGE 959; AND TO THE BOARD OF TRUSTEES OF LORAIN COUNTY COMMUNITY COLLEGE AS RECORDED IN VOLUME 1153, PAGES 852–853, OF THE LORAIN COUNTY RECORDS AND CONTAINING WITHIN SAID BOUNDS 2.7532 ACRES OF LAND, OF WHICH 2.7173 ACRES IS LOCATED IN O.L. 28 AND 0.0359 OF AN ACRE IS LOCATED IN O.L. 29, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS. 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 FOR 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 PER TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher M. Hirzel

CHRISTOPHER M. HIRZEL
REGISTERED SURVEYOR NO. 8081

STATE OF OHIO — CHRISTOPHER M. HIRZEL 8081 — REGISTERED PROFESSIONAL LAND SURVEYOR

DATE 12-17-2002

REVISIONS

DATE	BY	DESCRIPTION
11/15/02	CMH	ISSUE TO CLIENT
12/16/02	CMH	UPDATE PER LORAIN COUNTY MAP ROOM

DRAWN BY: BMM

CHECKED BY: CMH

BRAMHALL
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(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 02-1215