CONSOLIDATION MAP

MADE FOR

ICARUS DEVELOPMENT GROUP

KNOWN AS BEING ALL OF SUBLOTS 1 THROUGH 6 IN THE O'NEIL SUBDIVISION AS RECORDED IN VOLUME 15, PAGE 4 OF THE LORAIN COUNTY MAP RECORDS AND PART OF ORIGINAL SHEFFIELD TOWNSHIP LOTS NUMBERS 112 AND 113, LORAIN COUNTY, OHIO

ORDER NO. 03-284
F.B. 788 PG. 93
DRAWING FILE O'NEIL_BLVD.DWG

I HEREBY STATE THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE PREMISES SHOWN HEREON AND THAT IT WAS BASED ON AN ACTUAL BOUNDARY SURVEY PERFORMED ON THE GROUND, AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF OHIO. CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE. ALL TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND PERSONAL BELIEFS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

RICHARD METZKER
REGISTERED SURVEYOR NUMBER 7477

4-12-04
DATE

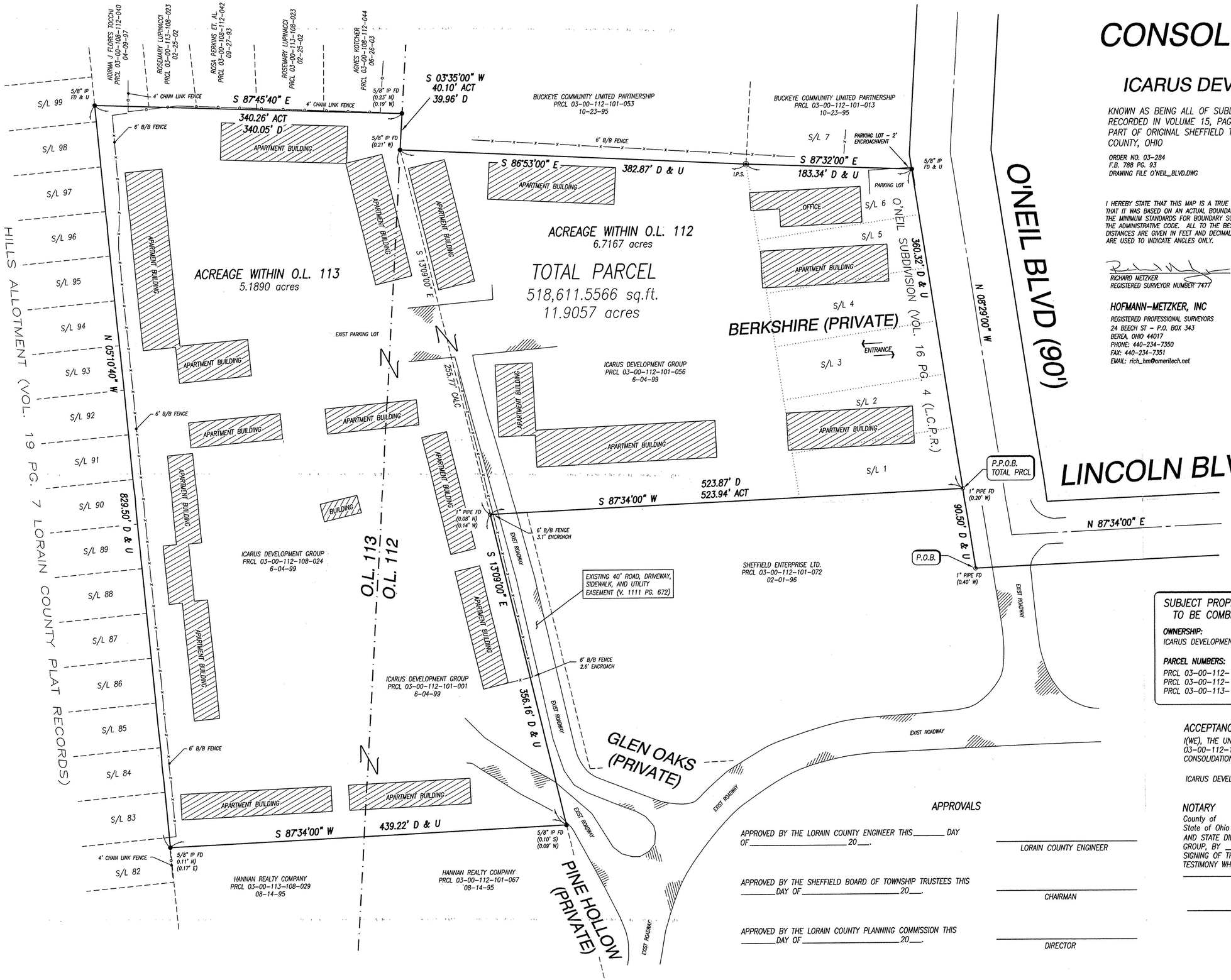
STATE OF OHIO
RICHARD METZKER
7477
REGISTERED
SURVEYOR

HOFMANN-METZKER, INC
REGISTERED PROFESSIONAL SURVEYORS
24 BEECH ST - P.O. BOX 343
BEREA, OHIO 44017
PHONE: 440-234-7350
FAX: 440-234-7351
EMAIL: rich_hm@ameritech.net

ASSUMED N

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS
CENTERLINE OF O'NEIL BLVD
N°08'29'00" W (PLAT)



SUBJECT PROPERTIES TO BE COMBINED

OWNERSHIP:
ICARUS DEVELOPMENT GROUP

PARCEL NUMBERS:
PRCL 03-00-112-101-056
PRCL 03-00-112-101-001
PRCL 03-00-113-108-024

REFERENCES

1) HILLS ALLOTMENT (VOL 19 PG 7)
2) O'NEIL SUBDIVISION (VOL 16 PG 4)
3) ADJOINERS AND SUBJECT PROPERTY DEEDS
3) ALTA SURVEY PREPARED BY JOHN HOY - 12/19/00

SURVEY LEGEND

ACT - ACTUAL ANGLE OR DISTANCE
D - DEED ANGLE OR DISTANCE
CALC - CALCULATED ANGLE OR DISTANCE

ACCEPTANCE

I(WE), THE UNDERSIGNED, OWNER OF PERMENANT PARCELS 03-00-112-101-056, 03-00-112-101-001, AND 03-00-112-108-024 DO HEREBY ACCEPT THIS LOT CONSOLIDATION AS SHOWN HEREON.

ICARUS DEVELOPMENT GROUP _____ _____
Title

NOTARY

County of
State of Ohio } S.S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED ICARUS DEVELOPMENT GROUP, BY _____ WHO DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO THIS ____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

APPROVALS

APPROVED BY THE LORAIN COUNTY ENGINEER THIS _____ DAY OF _____ 20___. _____
LORAIN COUNTY ENGINEER

APPROVED BY THE SHEFFIELD BOARD OF TOWNSHIP TRUSTEES THIS _____ DAY OF _____ 20___. _____
CHAIRMAN

APPROVED BY THE LORAIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 20___. _____
DIRECTOR