BOUNDARY SURVEY

for

LIBERTY INVESTMENT GROUP

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO.'s 1 & 16 WITHIN TOWNSHIP NO. 6 NORTH, RANGE 19 WEST OF THE ORIGINAL CONNECTICUT WESTERN RESERVE

CONRAIL
01-20-027-501-001

OHIO EDISON CO.
01-00-001-110-021
VOL. 645, PGS. 446, 452

4"x4" WOOD FENCE POST FOUND 2.6' NLY., 2.6' ELY.

"WOOD FENCE POSTS FOUND 63'± SOUTHERLY AND PARALLEL WITH C/L OF EXISTING TRACKS, RECORD" (TYP. 5 PLACES)

"WOVEN WIRE FENCE ON N. SIDE OF R/W FROM STA. 11514+96.5 TO STA. 11556± & FROM STA. 11564± TO STA. 11567+76.5. BARBED WIRE FENCE ON S. LINE OF R/W STA. 11535+57± TO STA. 11567+76.5" PER SHEET 27 OF V-5 OHIO OF THE NEW YORK, CHICAGO & ST. LOUIS RAILROAD COMPANY MAIN LINE. DATED: JUNE 30, 1918

JT REALTY CO. LTD.
01-00-001-109-001
DOC. NO. 19990600010

583.00' (REC.) TO C/L OF SALEM COURT PER "BURKIN #6721 1995 SURVEY"

⑦ 655.00' (REC.)
660.07' (MEAS.)
N 00°35'55" W

20' REC.

65.49' (P/L EXTENSION @ STA. CALC. 11546+40.96±)

01-00-001-109-002

EX. POND

"LAKE SHORE ELECTRIC RAILWAY COMPANY" 0.69 AC. REC. PER D.V. 193 P.G. 215

N 75°02'18" E 121.17' (MEAS.)

T.S. STA. 11544+85.1

3/4" I. PIPE FND. 56.21' (MEAS.)

18.00' (REC.) 01-00-001-109-038

PER DEED FROM "WITTMER, ET AL" TO "RR CO." AS RECORDED IN VOL. 69, PG 499-501, FEB. 4, 1893, LORAIN COUNTY RECORDS" (FOR BOTH 30' & 18' STRIPS)

01-00-001-109-039

3/4" I. PIPE FND. 56.14' (MEAS.)

33.00' (REC.)

3/4" I. PIPE FND. 56.01' (MEAS.)

33.00' (REC.)
PER DEED FROM "RUDOLPH WITTMER & WIFE" TO "RR CO." AS RECORDED IN VOL. 48, PG 598-599, MAY. 12, 1881, LORAIN COUNTY RECORDS"

THE DEWEY FAMILY LIMITED PARTNERSHIP
01-00-001-109-028
O.R. VOL. 1366, PG. 44

01-00-001-109-037

30.00' (REC.)

63.00' (REC. & USED)

927.70' (REC. & USED)

51.00' (REC. & USED)

S 01°22'41" E 875.54'(REC. & USED)

3/4" I. PIPE FND. & USED FOR LINE 55.00' (MEAS.)

3/4" I. PIPE FND. & USED

RAILROAD R/W

837.88' (MEAS.)

NORFOLK SOUTHERN COMBINED R.R. SUBSIDIARIES VOL. 894 PG. 001

FORMERLY NEW YORK, CHICAGO & ST. LOUIS RAILROAD

S 75°52'43" W 542.40' (MEAS.) 542.66' (REC.)

01-00-001-500-001

805.98' (MEAS.)

01-00-001-109-034

3/4" I. PIPE FND. 54.62' (MEAS.)

R.R. SPIKE FND. 54.95' (MEAS.)

KUBISCHKE FAMLY REVOCABLE LIVING TRUST
01-00-001-110-022
DOC. NO. 19970492959

N 75°52'43" E 810.93' (MEAS.)

23.4528 AC. IN O.L. 1(CALC.)
23.26 AC. IN O.L. 1(REC.)

VERMILION F&H LIMITED PARTNERSHIP
01-00-001-109-035
O.R. VOL. 691, PGS. 911-913

1" I. PIPE FND. 54.83' (MEAS.)

"PER LORAIN COUNTY TAX MAP RECORDS"

50.00' (REC. & USED) TO C/L OF TRACKS

"FARM CROSSING" PER SHEET 27 OF V-5 OHIO OF THE NEW YORK, CHICAGO & ST. LOUIS RAILROAD COMPANY MAIN LINE AT STATION 11535+57.4± DATED: JUNE 30, 1918

144.85' (REC.) 145.00' (MEAS.)

01-00-001-109-036

DRILLHOLE FND. 54.73' (MEAS.)

30.00'(REC.) 30.08'(MEAS.)

28.8370 AC. TOTAL (CALC.)
28.27 AC. TOTAL (REC.)

N 88°37'29" W 586.07' (MEAS.)

N 01°22'41" W 116.88'

3/4" I. PIPE FND. & USED

736.49' REC. 737.40'(REC.)

N 01°22'41" W 736.18' (MEAS.)

5/8" CAPPED I. PIN FND. 0.20' N, 0.02' W, (HOY)

55.00' (REC. & USED) 54.81' (MEAS.)

*0.2683 AC.

102.52' (MEAS.)

N 75°52'43" E

708.00' (REC.)
S 01°22'41" E 710.04'(MEAS.)

503.75'(REC.)

150.00'(REC.)

55.00' (REC. & USED)

T.P.O.B. SUBJECT PARCEL

P.K.S.

S 89°21'35" E

1067.09' (MEAS.)

S 01°22'41" E 1183.97'(REC. & USED)

TO NORTHERLY RAILROAD RIGHT-OF-WAY STA. 11535+57.4± @ PROPERTY LINE

S 01°22'41" E 116.88' (MEAS.)

3/4" I. PIPE FND. 0.15' W., 1.27' N.

T.P.O.B. RAILROAD PARCEL

LIBERTY INVESTMENT GROUP, LTD.
01-00-001-109-014
DOC. NO. 20000676906

RAILROAD R/W

DAVID J. & T.L. HOFFMAN
01-00-001-110-019
O.R. VOL. 1419, PGS. 793-794

651.89' (MEAS.)

651.18' (REC.)

190.00'(REC.)

190.00'(REC.)

250.30' (MEAS.) 250.00' (REC.)

150.00'(REC.)

60.00' (REC.)

55.00' (REC.)

3/4" I. PIPE FND.

CHRISTOPHER & LISA K. TOMSHACK
01-00-001-109-016

54.58' (MEAS.)

5/8" I. PIN FND.

90.00' (REC.) 90.37' (MEAS.)

01-00-001-109-015

DAVID J. & THERESE L. HOFFMAN
01-00-001-110-014
O.R. VOL. 1419, PGS. 793-794

01-00-001-109-029

5/8" CAPPED I. PIN FND.

1/2" I. PIN FND. 54.27' (MEAS.)

50.83' (MEAS.)

01-00-001-110-020

DONALD P. & ROSALIE M. NIEDING
01-00-001-110-008
VOL. 1303, PG. 718

DONALD P. & ROSALIE M. NIEDING
01-00-001-110-007
VOL. 1303, PG. 715

01-00-001-109-024

1983.96' (REC. & USED) N 79°27'06" W 1463.84' (MEAS.)

CONSOLIDATED RAIL CORPORATION
01-00-016-501-001
VOL. 1226 PGS. 501-549
7.82 ACRES (REC.)

O.L. 16

O.L. 1

820.05' (MEAS.) 837.41'(REC.)

889.06' (MEAS.) 885.00' (REC.)

5.3842 AC. IN O.L. 16
(CALC.)
5.01 AC. IN O.L. 16
(REC.)

S 89°37'29" E

KUBISCHKE FAMILY REVOCABLE LIVING TRUST
01-00-016-101-001
DOC. NO. 19970492959

⑤ S 01°55'10" E 332.43' (REC.) 334.15' (MEAS.)

"LANDMARK #7503" CAPPED PIN FND. & USED

5/8" PIN FND. & USED

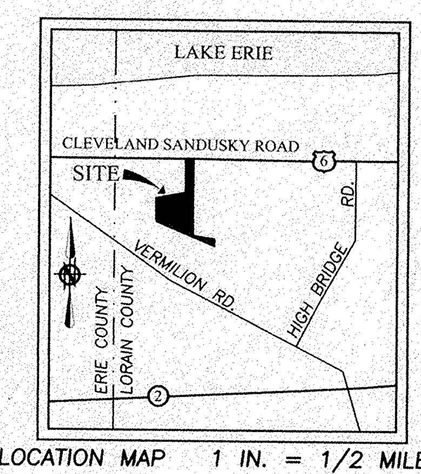
100.03' (REC.)

DONALD P. & ROSALIE M. NIEDING
01-00-016-101-002
VOL. 1303, PG. 717

LIBERTY AVE. - (A.K.A. INTERSTATE ROUTE 6 & S.R. 2) - WIDTH 110'

M00661-D
APPROVED
LORAIN CO.
MAP DEPT.
DATE 2-27-02
PAGE 1-A
1-00-001-C
BY R. Mowen
VOID AFTER 02-000601-D

*NOT INCLUDED IN TOTAL AREA



LOCATION MAP 1 IN. = 1/2 MILE

SPIRAL CURVE DATA

Δ=9°40'
C=30
T_s =11544+85.10
S_c =11546+65.10
C_s =11548+07.30

S_t =11549+87.30
Δ_s =2.7°
X=179.96'
Y=2.83'
o=0.687'
H=251.55'

CALCULATED FROM RECORD (SHEET 27 OF V-5 OHIO OF THE NEW YORK, CHICAGO & ST. LOUIS RAILROAD COMPANY MAIN LINE) DATED: JUNE 30, 1918

GRAPHIC SCALE
0 100
50 200
(IN FEET)

SCALE: 1" = 100'

BASIS OF BEARINGS
CENTERLINE OF LIBERTY AVENUE
ASSUMED TO BE SOUTH 89°21'35" EAST

LEGEND OF SYMBOLS & LINE TYPES

T.P.O.B.	TRUE PLACE OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(REC.)	RECORD
(MEAS.)	MEASURED
●	5/8" REBAR SET WITH CAP STAMPED "BRAMHALL"
○	IRON PIN FOUND AS INDICATED
L.C.R.	LORAIN COUNTY RECORDS
①	COURSE NO. PER LEGAL DESCRIPTION
• P.K.S.	PK NAIL SET

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THIS BOUNDARY SURVEY AS SHOWN HEREON AND CONTAINING 23.4528 ACRES OF LAND IN ORIGINAL LOT 1 & 5.3842 ACRES OF LAND IN ORIGINAL LOT 16 OF ORIGINAL BROWNHELM TOWNSHIP, LORAIN COUNTY, OHIO. 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 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. ALL OF WHICH I CERTIFY TO BE CORRECT.

STATE OF OHIO
MICHAEL BRAMHALL
S-8073
REGISTERED
PROFESSIONAL SURVEYOR

MICHAEL C. BRAMHALL P.E., P.S.
REGISTERED SURVEYOR NO. 8073

REVISION	DATE	BY	DESC:
	1/11/02		ORIGINAL ISSUE
	1/28/02	AMK	REVISED PER ATTORNEY
	2/25/02	AMK	REVISED PER TAX MAP OFFICE

DRAWN BY: BMM
CHECKED BY: MCB

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

SHEET 1 OF 1

JOB NO. 01-1143

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