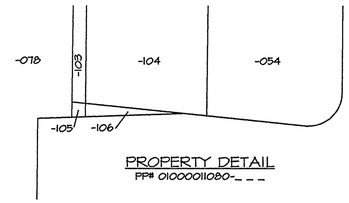
Emmons Realty LLC

0.4482	Acs	0100001108-054	conveyance	#4343	07/02/2004	Doc #20040013328
2.6364	Acs	0100001108-078	conveyance	#---	12/26/1978	Vol 1042, Pg 647
0.0438	Acs	0100001108-103	conveyance	#---	06/04/1997	Doc #970471341
0.3982	Acs	0100001108-104	conveyance	#4344	07/02/2004	Doc #20040013328
0.0008	Acs	0100001108-105	conveyance	#2280	06/04/1997	Doc #970471341
0.0028	Acs	0100001108-106	conveyance	#4345	07/02/2004	Doc #20040013328
3.5302	Acs	TOTAL NEW CONSOLIDATED PARCEL				



PROPERTY DETAIL
PP# 0100001108-_ _ _

BASIS OF BEARING

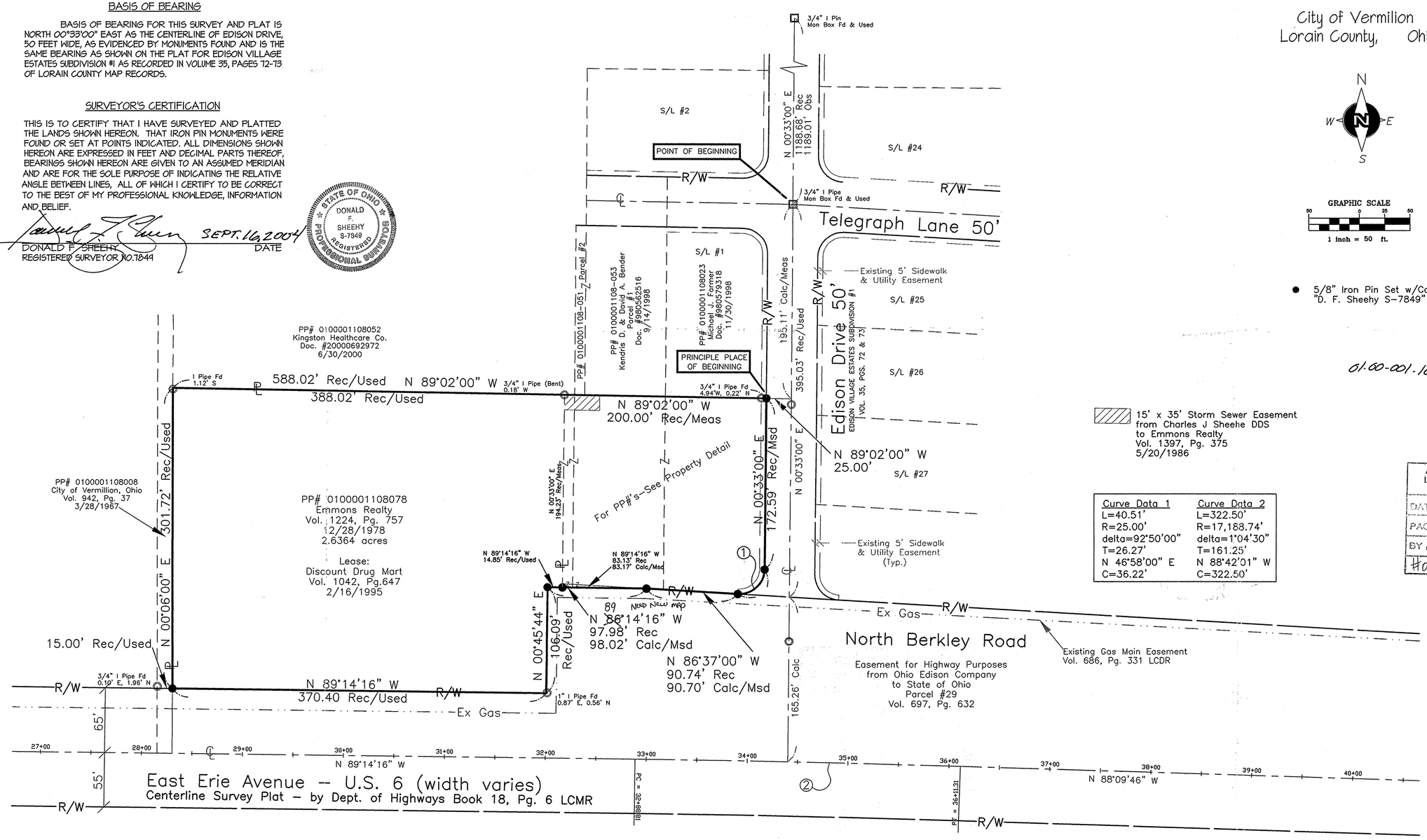
BASIS OF BEARING FOR THIS SURVEY AND PLAT IS NORTH 00°33'00" EAST AS THE CENTERLINE OF EDISON DRIVE, 50 FEET WIDE, AS EVIDENCED BY MONUMENTS FOUND AND IS THE SAME BEARING AS SHOWN ON THE PLAT FOR EDISON VILLAGE ESTATES SUBDIVISION #1 AS RECORDED IN VOLUME 35, PAGES 72-73 OF LORAIN COUNTY MAP RECORDS.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LANDS SHOWN HEREON. THAT IRON PIN MONUMENTS WERE FOUND OR SET AT POINTS INDICATED. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS SHOWN HEREON ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF INDICATING THE RELATIVE ANGLE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

SEPT. 16, 2004
DONALD F. SHEEHY — DATE
REGISTERED SURVEYOR NO. 7849

STATE OF OHIO — DONALD F. SHEEHY S-7849 REGISTERED PROFESSIONAL SURVEYOR



Curve Data 1	Curve Data 2
L=40.51'	L=322.50'
R=25.00'	R=17,188.74'
delta=92°50'00"	delta=1°04'30"
T=26.27'	T=161.25'
N 46°58'00" E	N 88°42'01" W
C=36.22'	C=322.50'

CONSOLIDATION PLAT
for
Emmons Realty LLC
(Lesee Discount Drug Mart)

Being part of Original Brownhelm Township, Lot #1 and known as a 3.5302 acres Consolidation Parcel as surveyed and conveyed to Emmons Realty LLC by deeds dated 12/28/1978 (PP# 0100001108-078), 06/04/1997 (PP# 0100001108-103 & -105) and 07/02/2004 (PP# 0100001108-054, -104, &, -106) of Lorain County Deed Records.....now in the

City of Vermilion
Lorain County, Ohio

N
W E
S

GRAPHIC SCALE
50 0 25 50
1 inch = 50 ft.

● 5/8" Iron Pin Set w/Cap "D. F. Sheehy S-7849"

01-00-001.103.078,054,104,106 105,103

No 01769
APPROVED LORAIN CO. ENG. DEPT
DATE 10-22-04
PAGE 1-00-001-B
BY J.H.A. + Field
#01-01769

CHAGRIN VALLEY ENGINEERING, LTD.
22999 FORBES ROAD, SUITE B CLEVELAND, OHIO 44146
PHN: (440) 439-1999 FAX: (440) 439-1969

REVISIONS

CONSOLIDATION PLAT
for EMMONS REALTY L.L.C.
(LESSE DICOUNT DRUG MART)
CITY OF VERMILION, LORAIN COUNTY, OHIO

DESIGNED BY: J.A.W.
DRAWN BY: J.A.W.
CHECKED BY: D.F.S.
DATE: September 15
SCALE: 1" = 50'
SCALE:

PROJECT NUMBER
04155

Drawing Name
CONSOLIDATION PLAT

SHEET: 1
TOTAL SHEETS: 1