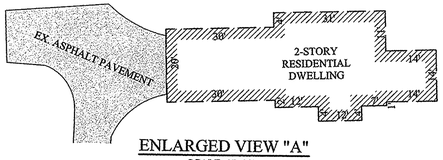
BOUNDARY SURVEY

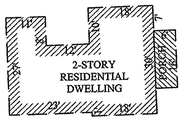
for

J. EDWARD GALLANT & VIVIAN R. MITCHELL TRUST

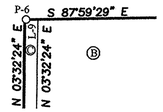
SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBERS 73 & 74.



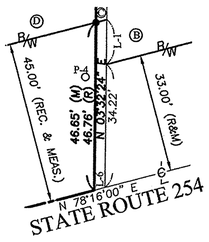
ENLARGED VIEW "A"
SCALE: 1"=20'



ENLARGED VIEW "B"
SCALE: 1"=20'



ENLARGED VIEW "D"
SCALE: 1"=20'



ENLARGED VIEW "C"
SCALE: 1"=20'

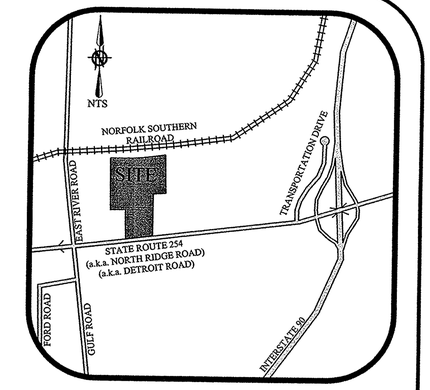


TABLE OF MONUMENTS	
PIN	DESCRIPTION
P-1	2" IRON PIPE FOUND & USED
P-2	2" IRON PIPE FOUND & USED
P-3	3/4" IRON PIPE FOUND 1.27' (W) 0.83' (S)
P-4	1/2" IRON PIPE FOUND
P-5	IRON PIPE FOUND BENT
P-6	2" IRON PIPE FOUND & USED FOR LINE 0.39' (E)
P-7	1-1/2" IRON PIPE FOUND & USED FOR LINE 0.38' (E)
P-8	1-1/2" IRON PIPE FOUND & USED FOR LINE 0.85' (W)
P-9	1-1/2" IRON PIPE FOUND & USED FOR LINE
P-10	2-1/2" IRON PIPE FOUND 1.49' (W) 5.59' (S)
P-11	3/4" REBAR FOUND BENT 4.32' (E) 4.89' (S)
P-12	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL" FOUND & USED FOR LINE 2.43' (S)
P-13	1-1/2" IRON PIPE FOUND 13.26' (E) 3.53' (N)

TABLE OF LINES		
LINE	BEARING	DISTANCE
L-1	N 03°37'14" E	12.39' (REC.) 12.44' (MEAS.)
L-2	S 86°14'24" E	60.00' (R&M)
L-3	N 78°16'00" E	111.33' (R&M)
L-4	N 78°16'00" E	62.34' (REC.) 62.26' (MEAS.)
L-5	N 78°16'00" E	114.40' (R&M)
L-6	N 78°16'00" E	3.07' (R&M)
L-7	N 78°16'00" E	113.13' (R&M)
L-8	N 02°05'09" E	46.34' (MEAS.)
L-9	S 87°59'29" E	3.65' (R&M)

TABLE OF CURVES						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	255.53'	1148.29'	255.00'	N 80°24'30" E	128.29'	12°45'00"
C-2	84.84'	1148.29'	84.82'	N 76°09'00" E	42.44'	04°14'00"
C-3	656.26'	2359.78'	654.15'	N 77°19'33" E	330.26'	15°56'03"
C-4	119.99'	1148.29'	119.94'	N 77°01'37" E	60.05'	05°59'14"

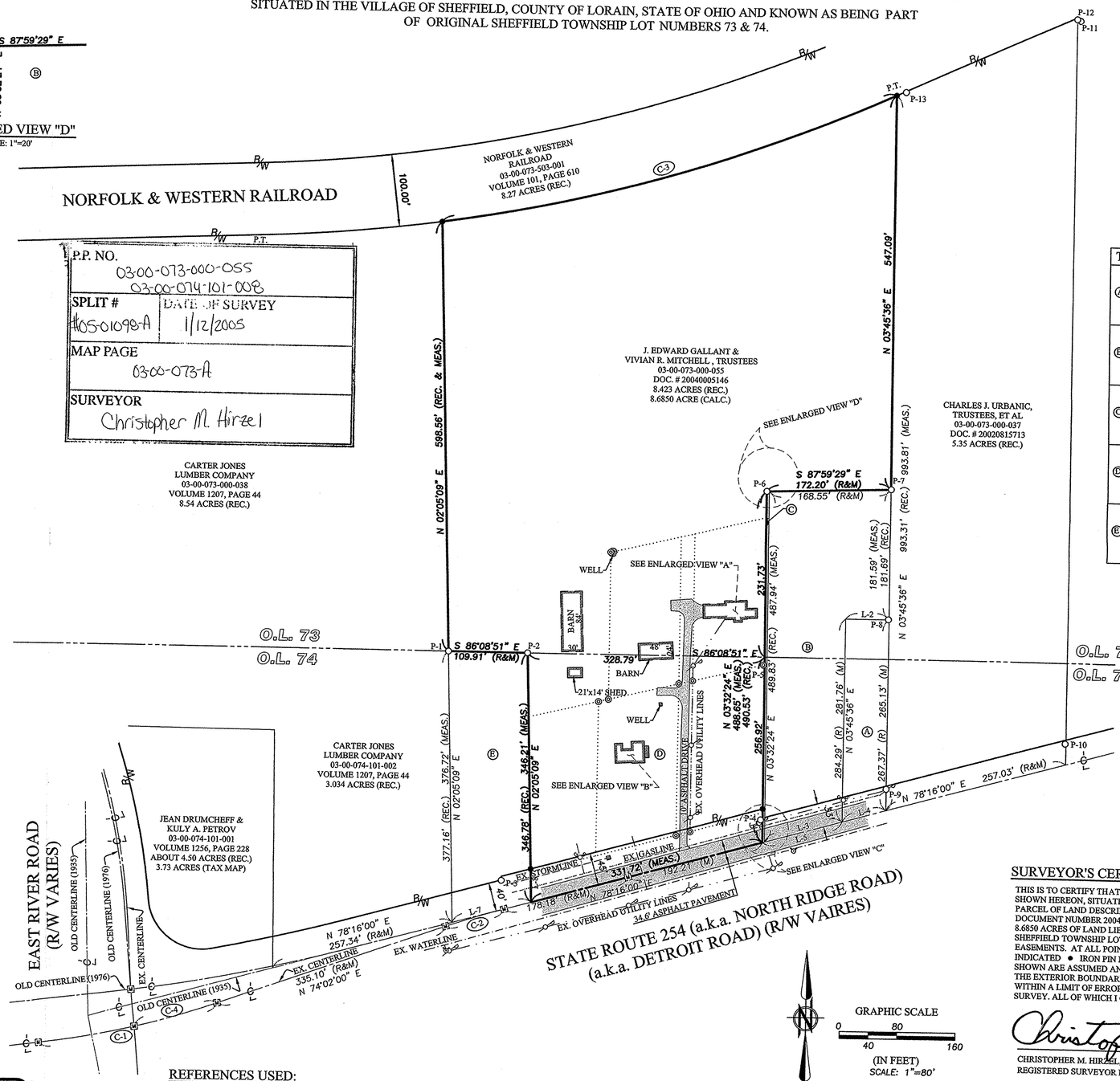


TABLE OF OWNERSHIP	
Ⓐ	SARAH M. LLOYD 03-00-074-101-009 O.R. VOLUME 789, PAGE 597 0.3799 OF AN ACRE (REC.)
Ⓑ	JAMES P. & CHRYSTA VANUCH 03-00-074-101-010 O.R. VOLUME 560, PAGE 451 1.4659 ACRES (REC.)
Ⓒ	JAMES P. & CHRYSTA VANUCH 03-00-074-101-007 O.R. VOLUME 560, PAGE 451 0.017 OF AN ACRE (REC.)
Ⓓ	J. EDWARD GALLANT & VIVIAN R. MITCHELL, TRUSTEES 03-00-074-101-008 DOC. # 20040005146 2.44 ACRES (REC.) 2.2496 ACRE (CALC.)
Ⓔ	JAN W. & RUTH E. SNEDAKER 03-00-074-101-003 DOC. # 19980568666 0.911 OF AN ACRE (REC.)

LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- M.N.S. — MASONRY NAIL SET
- P.O.C. — POINT OF COMMENCEMENT
- T.P.O.B. — TRUE PLACE OF BEGINNING
- —x— FENCE
- (F) (FND.) — FOUND
- (R) (REC.) — RECORD
- (TM) (TAX MAP) — TAX MAP
- (M) (MEAS.) — MEASURED
- (C) (CALC.) — CALCULATED
- B/W — RIGHT-OF-WAY LINE
- MONUMENT BOX WITH 1" IRON PIN FOUND INSIDE
- EX. FIRE HYDRANT
- EX. GAS VALVE
- EX. CATCH BASIN
- EX. POWER POLE
- EX. OVERHEAD POWERLINES
- EX. UNDERGROUND WATERLINE
- EX. UNDERGROUND GASLINE
- EX. UNDERGROUND STORMLINE
- PROPOSED LOT-SPLIT SURVEY PREPARED FOR R.I. & R.C. POTTER BY LAUNDON-HUFFMAN-SIMON ON APRIL 28th, 1966 NEVER FILED BY LORAIN COUNTY TAX MAP DEPARTMENT
- IRON PIN SET FOR LOT-SPLIT SURVEY PREPARED FOR R.I. & R.C. POTTER BY LAUNDON-HUFFMAN-SIMON ON APRIL 28th, 1966 NEVER FILED BY LORAIN COUNTY TAX MAP DEPARTMENT

APPROVED
LORAIN CO.
MAP DEPT
DATE 1/19/2005
PAGE 03-00-073-A
BY T. Holland
H05-01098-A

03-00-073-000-055
03-00-074-101-008

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

REFERENCES USED:

1) SURVEY DONE FOR R.I. & R.C. POTTER BY LAUNDON - HUFFMAN - SIMON IN APRIL OF 1966,
2) SURVEY DONE FOR M.B. & HAZEL RATH BY K.S. ASSOCIATES IN AUGUST OF 1988
3) S.H. 555 SEC. SHEFFIELD RIGHT OF WAY PLANS, DATED NOVEMBER 23, 1935
4) LOR-301-20.86 RIGHT OF WAY PLANS, 1976
5) LOR-254-1.250 (0.78) CENTERLINE PLAT AS RECORDED IN PLAT VOLUME 63, PAGES 18-19 OF THE LORAIN COUNTY RECORDS
6) RECORDED LEGAL DESCRIPTIONS FROM LORAIN COUNTY DEED RECORDS
7) AVAILABLE TAX MAP RECORDS

GRAPHIC SCALE
0 40 80 160
(IN FEET)
SCALE: 1"=80'

BASIS OF BEARINGS:

A PORTION OF THE CENERLINE OF STATE ROUTE 254 (a.k.a. NORTH RIDGE ROAD) (a.k.a. DETROIT ROAD) ASSUMED TO BE NORTH 78° 16' 00" EAST AS OBSERVED IN LOR-254-1.250 (0.78) CENTERLINE PLAT AS RECORDED IN PLAT VOLUME 63, PAGE 19 OF THE LORAIN COUNTY RECORDS

SURVEYED IN DECEMBER OF 2004

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 VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, S TATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO J. EDWARD GALLANT & VIVIAN R. MITCHELL, TRUSTEES AS RECORDED IN DOCUMENT NUMBER 20040005146 OF THE LORAIN COU NTY DEED RECORDS, CONTAINING 10.9346 ACRES OF LAND, OF WHICH 8.6850 ACRES OF LAND LIE IN ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 73 AND 2.2496 ACRES OF LAND LIE IN ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 74, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. 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. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher M. Hirzel 1-12-2005

CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081

DATE

STATE OF OHIO CHRISTOPHER HIRZEL S-8081 REGISTERED PROFESSIONAL SURVEYOR

REVISION		
DATE:	BY:	DESCRIPTION:
01/11/05	CMH	ISSUE TO CLIENT
01/12/05	CMH	REVISED PER O.D.O.T. PLAN

J:\041991\DRAWINGS\DWG\MASTER.DWG

DRAWN BY: BDA

CHECKED BY: CMH

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

SHEET 1 OF 1

JOB NO. 04-1991