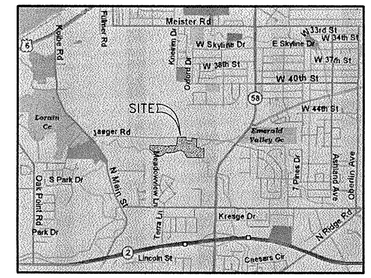

VICINITY MAP (N.T.S.)

P.P. NO.	02-02-002-000-013 02-02-009-102-025
SPLIT # #05-01147-A	DATE OF SURVEY 11/4/04
MAP PAGE	02-02-002-A
SURVEYOR	Nicholas Marino

APPROVED
LORAIN CO.
MAP DEPT
DATE 5/9/05
PAGE 02-02-002-A
BY D. Holland
#05-01147-A

EXISTING FEATURES LEGEND

835	EXIST. CONTOUR
× 854.6	EXIST. SPOT ELEVATION
	EXIST. STORM SEWER
	EXIST. MANHOLE
	EXIST. CATCH BASIN/INLET
	EXIST. SANITARY SEWER
	EXIST. CLEANOUT
	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
	EXIST. GATE VALVE IN MANHOLE
	EXIST. OVERHEAD ELECTRIC
	EXIST. UNDERGROUND ELECTRIC
	EXIST. LIGHT POLE
U.P.	EXIST. UTILITY POLE
	EXIST. ELECTRIC TRANSFORMER
	EXIST. OVERHEAD TELEPHONE
	EXIST. UNDERGROUND TELEPHONE
	EXIST. GAS
	EXIST. GAS RISER
	EXIST. SIGN
	EXIST. DECIDUOUS TREE
	EXIST. CONIFEROUS TREE
	EXIST. TREE OR BRUSH LIMIT
	FENCE
F	FOUND IRON PIN IN MONUMENT BOX
F	FOUND IRON PIN
FIP	FOUND IRON PIPE

LEGAL DESCRIPTION (as surveyed)

Commencing at a 3/4" iron pin in a monument box found at the intersection of the centerline of Jaeger Road (60 feet wide) with the West line of Original Lot 9, Black River Township Tract No. 2; thence S86°05'13"E 690.68 feet along said centerline of Jaeger Road to an angle point marked by a 3/4" iron pin in a monument box; thence continuing S86°44'09"E 588.00 feet along said centerline of Jaeger Road for a PLACE OF BEGINNING; thence S86°44'09"E 371.04 feet along said centerline of Jaeger Road to an angle point marked by a 1/2" iron pin in a monument box; thence continuing S79°29'50"E 32.09 feet along said centerline of Jaeger Road; thence S04°13'10"W, passing through a found 1" iron pipe at 30.13 feet, for a total distance of 150.00 feet to a found 1" iron pipe; thence S79°29'50"E 270.00 feet; thence N04°13'10"E, passing through a found 1" iron pipe at 119.83 feet, for a total distance of 150.00 feet; thence S79°29'50"E 229.92 feet along said centerline of Jaeger Road; thence S04°32'16"W 400.00 feet; thence S79°29'50"E 200.00 feet; thence S04°32'16"W 50.00 feet to a point being referenced by a found 1" pipe 1.4 feet North and 0.9 feet East of said point; thence S79°29'50"E 100.00 feet; thence N04°32'16"E 50.00 feet to a point being referenced by a found 1" pipe 0.8 feet North and 0.9 feet West of said point; thence S79°37'08"E 52.33 to a point being referenced by a found 1" pin 0.1 feet South and 0.8 feet West of said point; thence S04°11'47"W along the Easterly line of Original Lot 2, said Black River Township Tract No. 2, passing through a found bent 1-3/4" iron pipe at 418.14 feet, for a total distance of 443.13 feet; thence N85°38'59"W 788.95 feet; thence along the approximate centerline of the East Branch of Beaver Creek the following eighteen (18) courses: N32°53'15"W 112.54 feet, N09°52'36"W 81.41 feet, N49°40'37"W 53.71 feet, N26°46'02"W 79.64 feet, N65°50'33"W 158.17 feet, S80°32'22"W 172.29 feet, S62°52'16"W 95.97 feet, S84°52'38"W 230.32 feet, S86°38'07"W 105.08 feet, N75°38'26"W 79.15 feet, S66°23'42"W 91.87 feet, S39°38'53"W 96.24 feet, S77°38'58"W 154.70 feet, S85°30'18"W 107.13 feet, N86°07'03"W 48.44 feet, N32°23'19"W 180.94 feet, N43°18'50"W 227.99 feet and N69°12'55"W 44.36 feet; thence N04°13'59"E 193.85 feet along the Westerly line of said Lot 2; thence S85°27'11"E 637.04 feet; thence S07°43'10"W 6.98 feet; thence S85°18'50"E 188.06 feet; thence N84°59'10"E 190.28 feet; thence S08°47'06"W 7.59 feet; thence S86°44'31"E 235.00 feet; thence N08°47'06"E, passing through a found 5/8" iron pin at 369.95 feet, for a total distance of 400.00 feet to the Place of Beginning, being a part of Original Lots 2 and 9, Black River Township Tract No. 2, City of Lorain, County of Lorain, Ohio, containing 29.80 acres of land, more or less. Being subject to the rights of the public over the Northerly 30.00 feet thereof, as occupied by said Jaeger Road and subject to easements, conditions, restrictions and exceptions of record, if any.

CERTIFICATION

I HEREBY CERTIFY THAT THE DRAWING HEREON IS A CORRECT REPRESENTATION OF A TRUE AND ACCURATE SURVEY MADE OF THE PREMISES SHOWN HEREON; DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF; BASIS OF BEARING BEING THE CENTERLINE OF JAEGER ROAD, AS ESTABLISHED BY THE LORAIN COUNTY STREET DEDICATION PLAT #X-63; AND MONUMENTS WERE FOUND AS INDICATED HEREON.

DATE: 11/4/2004

NICHOLAS MARINO
PROFESSIONAL SURVEYOR NO. 7769

STATE OF OHIO
NICHOLAS MARINO
7769
REGISTERED
PROFESSIONAL SURVEYOR

3 WORKING DAYS
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1-800-362-2764
FOR THE LOCATION OF UNDERGROUND FACILITIES

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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MICHIGAN ILLINOIS OHIO

ORIGINAL LOTS 2 AND 9
BLACK RIVER TOWNSHIP, TRACT NO. 2
CITY OF LORAIN
LORAIN COUNTY, OHIO

CLIENT: OSTER HOMES

BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY OF A 29.80 ACRE PARCEL OF LAND

CAD FILE 600021TB

REVISIONS

DATE NOVEMBER 4, 2004

SCALE 0 50 100
1" = 100 FEET

DR. JMIS	CH. NM
P.M. BEAUGRAND	
BOOK --	
JOB 600021.10	
FILE NO. 1501 -- 001	