LOT-SPLIT & CONSOLIDATOIN SURVEY

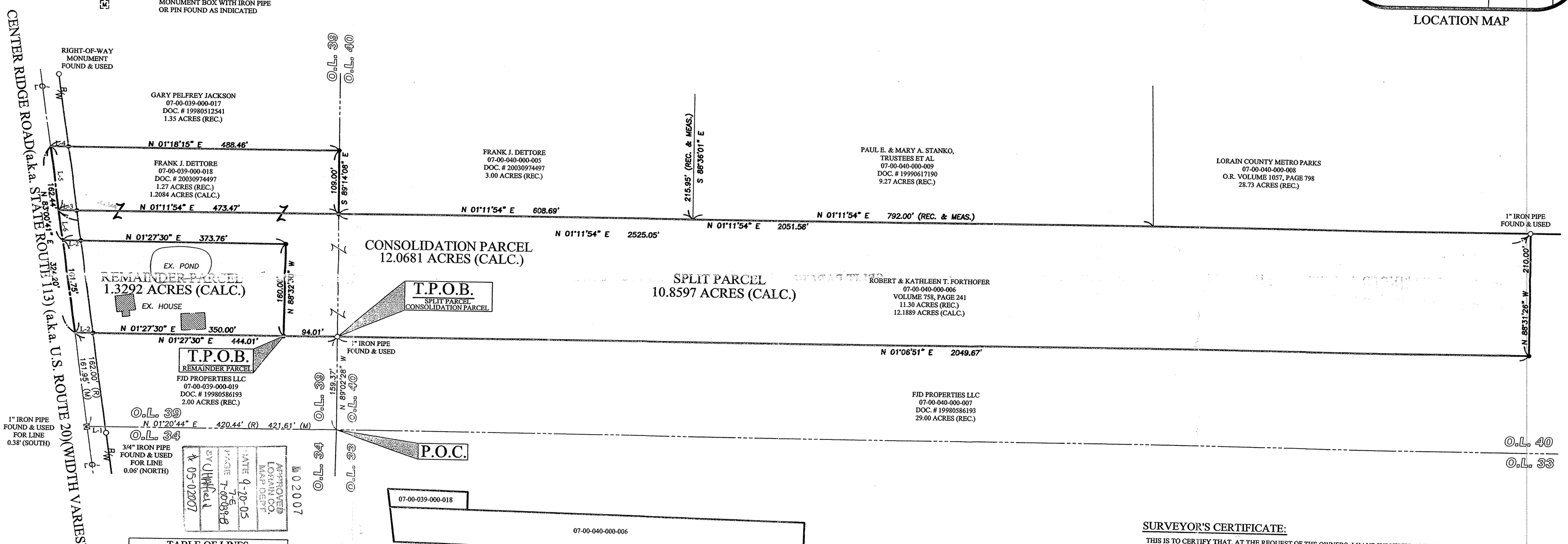
for

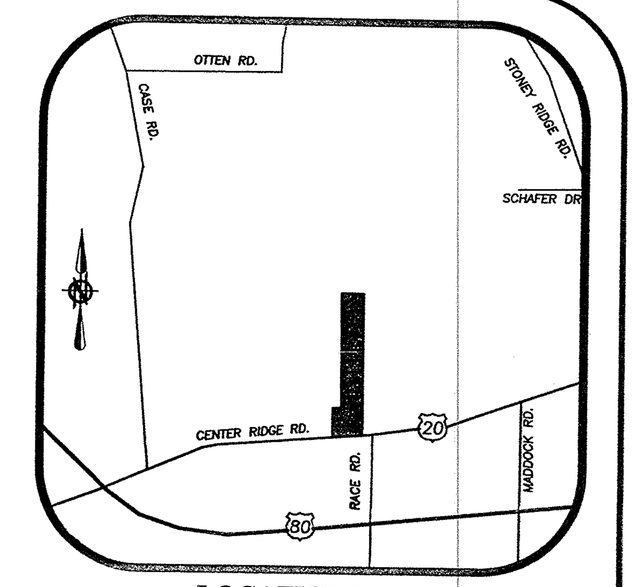
FJD PROPERTIES LLC

SITUATED IN THE CITY OF NORTHRIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 39 & 40.

LEGEND OF SYMBOLS AND LINETYPES

C/L	CENTERLINE OF RIGHT-OF-WAY
○	IRON PIPE OR PIN FOUND AS INDICATED
●	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
○ M.N.F.	MASONRY NAIL FOUND
• 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
(M) (MEAS.)	MEASURED
(C) (CALC.)	CALCULATED
R/W	RIGHT-OF-WAY LINE
[M]	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED

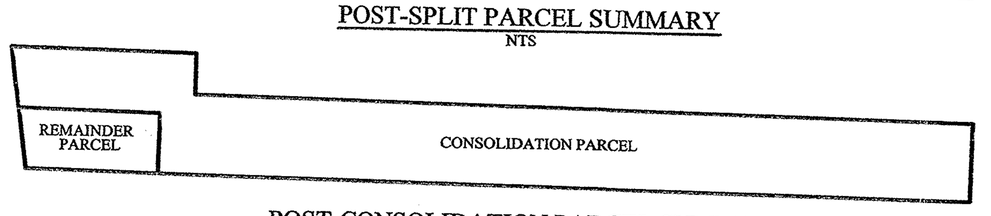




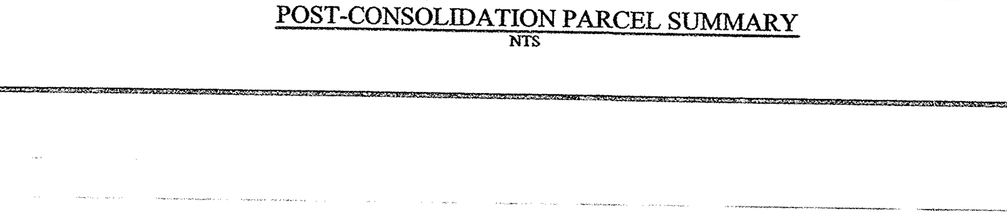
LOCATION MAP

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	N 01°20'44" E	30.32'
L-2	N 01°27'30" E	30.33'
L-3	N 01°11'54" E	30.31'
L-4	N 01°18'15" E	30.32'
L-5	N 83°00'41" E	ABOUT 111' (R) 111.03' (M)
L-6	N 83°00'41" E	51.41'



PRE-SPLIT PARCEL SUMMARY
NTS



POST-SPLIT PARCEL SUMMARY
NTS

POST-CONSOLIDATION PARCEL SUMMARY
NTS

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

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF CENTER RIDGE ROAD WHICH WAS ASSUMED TO BE NORTH 83° 00' 41" WEST

AS SURVEYED IN JULY OF 2005

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 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE O F OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO ROBERT & KATHLEEN T. FORTHOFER AS RECORDED IN VOLUME 758, PAGE 241 AND TO FRANK J. DETTORE AS RECORDED IN DOCUMENT NUMBER 20030974497 OF THE LORAIN COUNTY DEED RECORDS, CONTA ININGG 13.3973 ACRES OF LAND, OF WHICH 3.4406 ACRES OF LAND LIE WITHIN ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 39, AND 9.9567 ACRES OF LAND LIE WITHIN ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 40, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. AT ALL PO INTS 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 8/22/05

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

DATE

STATE OF OHIO CHRISTOPHER HIRZEL S-8081 REGISTERED PROFESSIONAL SURVEYOR

REVISION	DATE:	BY:	DESCRIPTION:
	07-29-05	CMH	ISSUE TO CLIENT
	08-22-05	CMH	ADD CONSOLIDATION PARCEL

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. 05-2143

J:\052143\DRAWINGS\DWG\BOUNDARY SURVEY MASTER.DWG