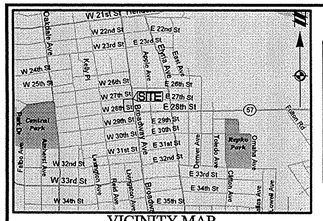
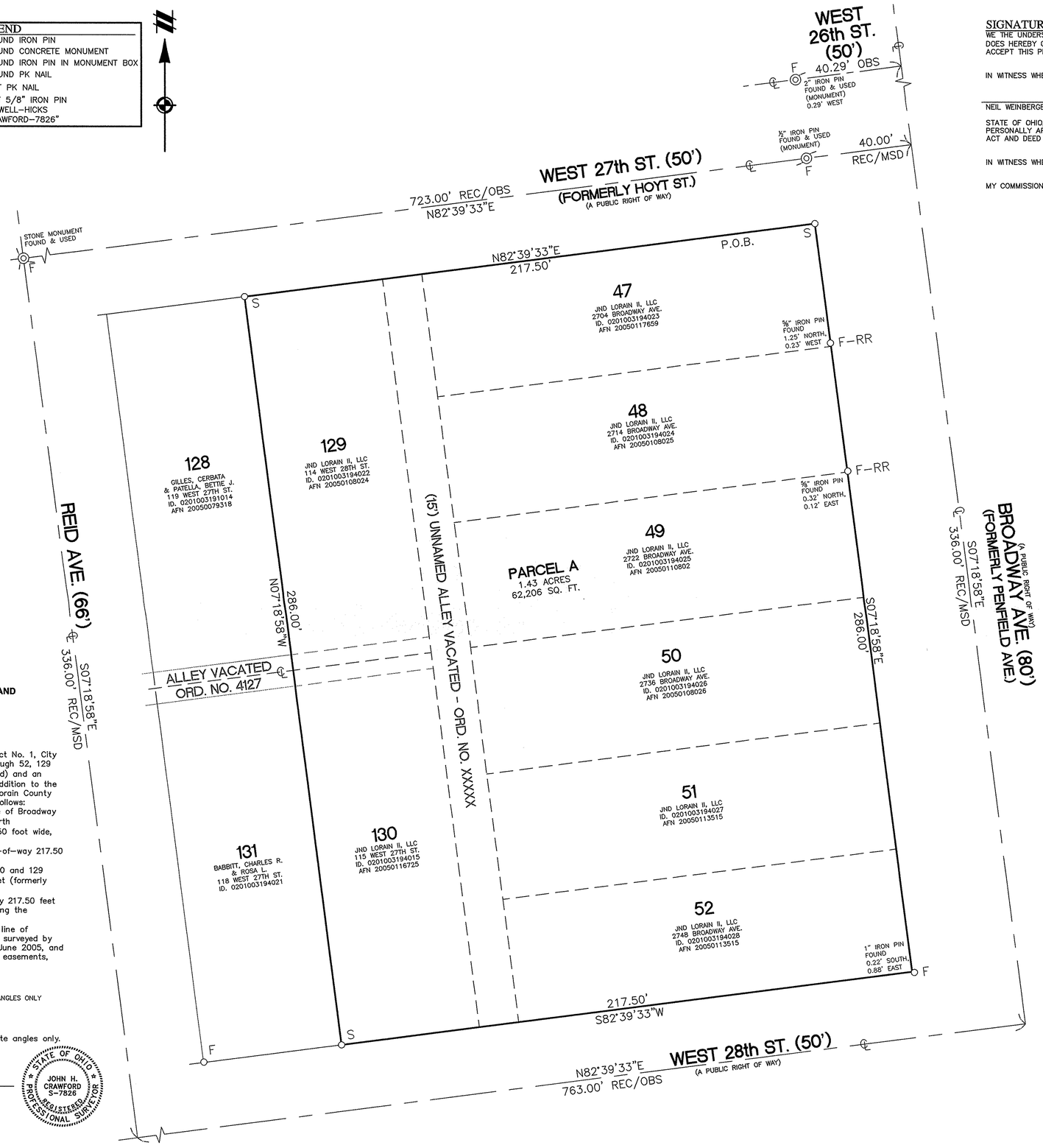


VICINITY MAP
(NOT TO SCALE)

LEGEND

- ∘F FOUND IRON PIN
- ⊗F FOUND CONCRETE MONUMENT
- ⊡F FOUND IRON PIN IN MONUMENT BOX
- ×F FOUND PK NAIL
- ×S SET PK NAIL
- ∘S SET 5/8" IRON PIN "ATWELL-HICKS CRAWFORD-7826"



PERIMETER DESCRIPTIONS (As surveyed)

PERIMETER DESCRIPTION of a 1.43 ACRE PARCEL

DESCRIPTION OF PARCEL "A", A 1.43-ACRE PARCEL OF LAND
PART OF ORIGINAL LOT 3, BLACK RIVER TOWNSHIP
TRACT NO. 1, CITY OF LORAIN, LORAIN COUNTY, OHIO

PARCEL "A"

Situated in part of Original Lot 3, Black River Township, Tract No. 1, City of Lorain, Lorain County, Ohio and being all of Lots 47 through 52, 129 and 130 and part of an unnamed 12 foot alley (now vacated) and an unnamed 15 foot alley, as shown in the Brass Company's Addition to the Village of Lorain, Ohio as shown in Volume 4, Page 35 of Lorain County Map Records, and being further bounded and described as follows:
BEGINNING at the intersection of the West right-of-way line of Broadway Avenue (formerly Penfield Avenue) 80 feet wide with the North right-of-way line of 28th Street (formerly Colgate Street) 50 foot wide, also being the Southeast corner of Lot 52;
thence South 82° 39'33" West along said 28th Street right-of-way 217.50 feet to the Southwest corner of Lot 130;
thence North 07°18'58" West along the West line of Lots 130 and 129 286.00 feet to the South right-of-way line of 27th Street (formerly Hoyt Street) 50 feet wide;
thence North 82° 39'33" East said 27th Street right-of-way 217.50 feet to the West right-of-way line of Broadway Avenue, also being the Northeast corner of Lot 47;
thence South 07° 18'58" East along the West right-of-way line of Broadway Avenue 286.00 feet to the Place of Beginning, as surveyed by John H. Crawford, Ohio Registered Surveyor No. 7826, in June 2005, and containing 1.43 acres of land, more or less, and subject to easements, conditions, restrictions and exceptions of record, if any.

BASIS OF BEARINGS:

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY

SURVEYOR:

Bearings are to an assumed meridian and are used to denote angles only.
Distances are represented in feet and decimal parts thereof.

John H. Crawford, PS — Date:
Registered Professional Surveyor No. 7826

STATE OF OHIO — JOHN H. CRAWFORD S-7826 — REGISTERED PROFESSIONAL SURVEYOR

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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SIGNATURES:

WE THE UNDERSIGNED BEING THE OWNER ON THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE "RESUBDIVISION" DOES HEREBY ACCEPT THIS PLAT OF SAME.

IN WITNESS WHEREOF_____, HAS HERE UNTO SET HIS HAND THIS_____DAY OF_____,2006.

NEIL WEINBERGER, JDN LORAIN II, LLC — Date:

STATE OF OHIO, COUNTY OF_____, AS BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WHO ACKNOWLEDGED, THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF_____, HAS HERE UNTO SET HIS HAND THIS_____DAY OF_____,2006.

MY COMMISSION EXPIRES_____, 200_

NOTARY PUBLIC-STATE OF OHIO

CITY OF LORAIN OFFICIALS:

LORAIN CITY SURVEYOR CERTIFICATE
I HEREBY CERTIFY THAT I EXAMINED THIS FORGOING REPLAT OF SUBDIVISION APPROVED THIS___DAY OF_____, 2006.

PATRICK A. McGANNON, PS — Date:
CITY SURVEYOR

COUNCIL CERTIFICATE
I HEREBY CERTIFY THAT THIS FORGOING REPLAT OF SUBDIVISION WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. _____
PASSED THIS_____DAY OF_____, 2006

CLERK OF COUNCIL — Date:

PLANNING COMMISSION
I HEREBY CERTIFY THAT THIS FORGOING REPLAT OF SUBDIVISION IS HEREBY ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN.

CHAIRMAN, CITY OF LORAIN — Date:
PLANNING COMMISION

LAW DIRECTORS CERTIFICATE
I HEREBY CERTIFY THAT THIS FORGOING REPLAT OF SUBDIVISON IS HEREBY APPROVED THIS DAY OF_____, 2006.

LAW DIRECTOR, CITY OF LORAIN — Date:

LORAIN COUNTY OFFICIALS:

ACCEPTED FOR PLATTING THIS _____
DAY OF_____, 2006

County Engineer — Date:

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

RESUBDIVISION OF BRASS COMPANY'S ADDITION SUBLOTS 47-52 AND SUBLOT 129, 130

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MICHIGAN ILLINOIS OHIO

BROADWAY AVE. & WEST 28th ST.
TOWNSHIP OF BLACK RIVER
CITY OF LORAIN
COUNTY OF LORAIN, STATE OF OHIO

CLIENT: JND LORAIN II LLC,

RESUBDIVISION PLAT OF OF 1.43 ± ACRES OF LAND

CAD FILE 05000654-SU01

REVISIONS

DATE JANUARY 12, 2006

SCALE 0 10 20 — 1" = 20 FEET

DR. SJM | CH. NM
P.M. R. BEAUGRAND
BOOK 102
JOB 05000654
FILE NO. 1501-001-1

K:\05000654\dwg\SURVEY\05000654-SU01.dwg, 1/16/2006 11:16:48 PM, smalcalf