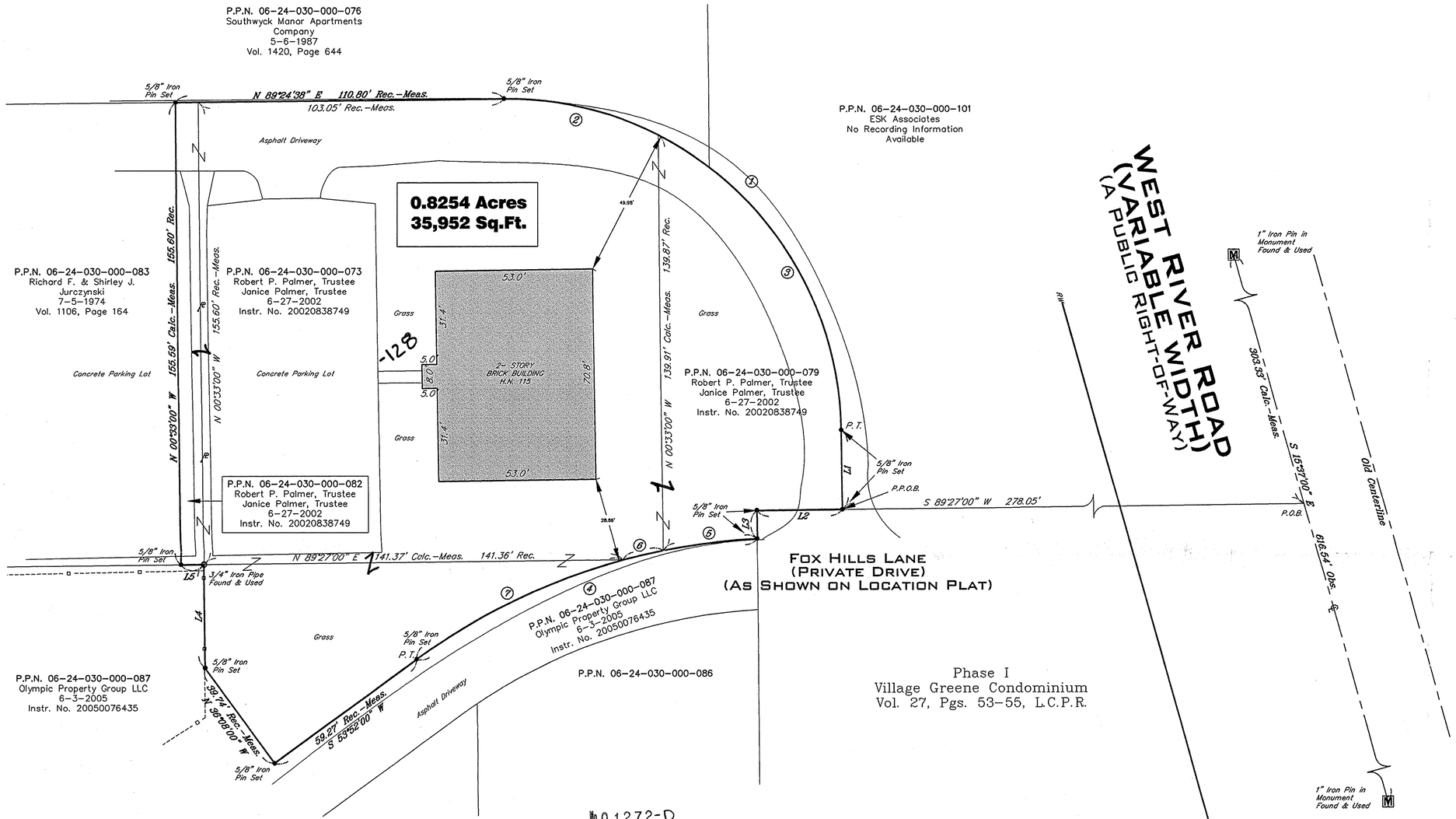
BOUNDARY SURVEY

OF

115 FOX HILLS LANE ELYRIA, OHIO



BASIS OF BEARINGS

A northerly property line of Phase I Village Greene Condominium being South 89°27'00" West as recorded in Volume 27, Pages 53-55 of Lorain County Plat Records.

DEED OF REFERENCE

Land conveyed to Robert P. Palmer, Trustee of the Robert P. Palmer Revocable Trust and Janice Palmer, Trustee of the Janice Palmer Revocable Trust by deed dated June 27th, 2002 and recorded as Parcel No. 17 in Instrument No. 20020838749 of Lorain County Deed Records.

SURVEYS OF RECORD

-Survey of Village Greene Condominium, Phase II by Laundon, Simon, Cahl & Assoc., Inc., Dated July 10, 1973.
-Survey of Part of Original Elyria Twp. Lot No. 30 by Kleinoeder, Schmidt and Associates, Dated July 8, 1974.
-Plat of Village Greene Condominium, Phase I by Braun, Prenosil & Associatesd, Dated October, 1972.
-Plat of Village Greene Condominium, Phase II by Laundon, Simon, Cahl & Associates, Dated June, 1973.

SURVEYOR CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

STATE OF OHIO
SCOTT J. CASEY
8219
REGISTERED PROFESSIONAL SURVEYOR

Scott J. Casey P.S. No. 8219 Date 2-16-06

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747 - Casey PS8219"

LEGEND

- = Monument Box Found
- = Empty Monument Box Found
- = Iron Pin or Pipe Found
- = 5/8" Iron Pin Set
- = Drill Hole Set / Found
- = Concrete Nail Set / Found
- = Utility Pole
- = Light Pole
- = Guy Anchor & Line
- = Flag Pole
- = Sign Post
- = Bollard
- = Centerline
- = Property Line
- = Easement No.
- = Encroachments
- = Violations
- = Traffic Pole
- = Ground Light

Parcel Line
Original Sublot Line
Original Lot / Section Line
Centerline
Property Line
Right-of-way Line
Easement Line
Overhead Utility Line
Railroad Tracks
Wood Fence Line
Chain Link Fence
Woven Fence Line
Guardrail
Tree or Brush Line

A.F.N.	Auditor's File Number	N.	North
Adj.	Adjacent	N/A	Not Available
Ave.	Avenue	N/O	Not Owned
Asph.	Asphalt Pavement	O.R.	Official Record
BW	Bottom of Retaining Wall	Ord.	Ordinance
Bldg.	Building	P.P.N.	Permanent Parcel Number
Calc./C.	Calculated	P.O.B.	Point of Beginning
Ch.	Chord	P.P.O.B.	Principal Place of Beginning
Conc.	Concrete	Pvt.	Parcel
C.L.F.	Chain Link Fence	Prop.	Proposed
Doc.	Document	Plat	Plat of Recorded Plat
D.V.	Deed Volume	Rge.	Range
Encr.	Encroachment	Rd.	Road
Fnd.	Found	Res.	Residence
E.	East	R/W	Right-of-Way
Fm.	Frame	Rec./R.	Record
Grv.	Gravel	Sub.	Subdivision
I.N.	Instrument Number	Sq.Ft.	Square Feet
Inst.	Instrument	St.	Street
L.C.	Landscape	Stk.	Stack
L.C.A.	Limited Common Area	Sta.	Station
L.C.P.R.	Lorain County Plat Records	Tele.	Telephone
Meas./M.	Measured	Top.	Topical
		TBW	Top of Retaining Wall
		Vol.	Volume
		W.	West

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Bearing
1	176.80'	112.50'	90°02'33"	68.33'	159.16'	S 45°34'05" E
2	53.99'	112.50'	27°29'49"	27.53'	53.47'	N 76°50'28" W
3	122.81'	112.50'	62°32'44"	68.33'	116.80'	N 31°49'11" W
4	123.76'	212.87'	33°18'35"	63.68'	122.02'	S 70°31'20" W
5	31.99'	212.87'	8°36'37"	16.02'	31.96'	S 82°52'19" W
6	13.98'	212.87'	3°45'46"	6.99'	13.98'	S 76°41'08" W
7	77.79'	212.87'	20°56'12"	39.33'	77.35'	S 64°20'08" W
8	8.44'	200.87'	2°24'29"	4.22'	8.44'	S 88°14'43" W

Line Table			
Line	Length		Bearing
L1	26.79' Calc.-Meas.	27.27' Rec.	N 00°33'00" W
L2	28.88' Calc.-Meas.	28.89' Rec.	S 89°27'00" W
L3	9.63' Calc.-Meas.	9.15' Rec.	S 00°33'00" E
L4	35.00' Rec.-Meas.		N 00°33'00" W
L5	7.75' Rec.-Meas.		N 89°27'00" E
L6	12.01' Calc.-Meas.		S 00°33'00" E

No 01272-D
APPROVED
LORAIN CO.
MAP DEPT.
DATE 2-17-06
PAGE 06-24
BY R. HAINES
SUB-PAGE 06-01272-D

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DRAWN BY

2-16-2006 JEB

APPROVED

Scott Casey, Feb. 16, 2006

RIVERSTONE
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