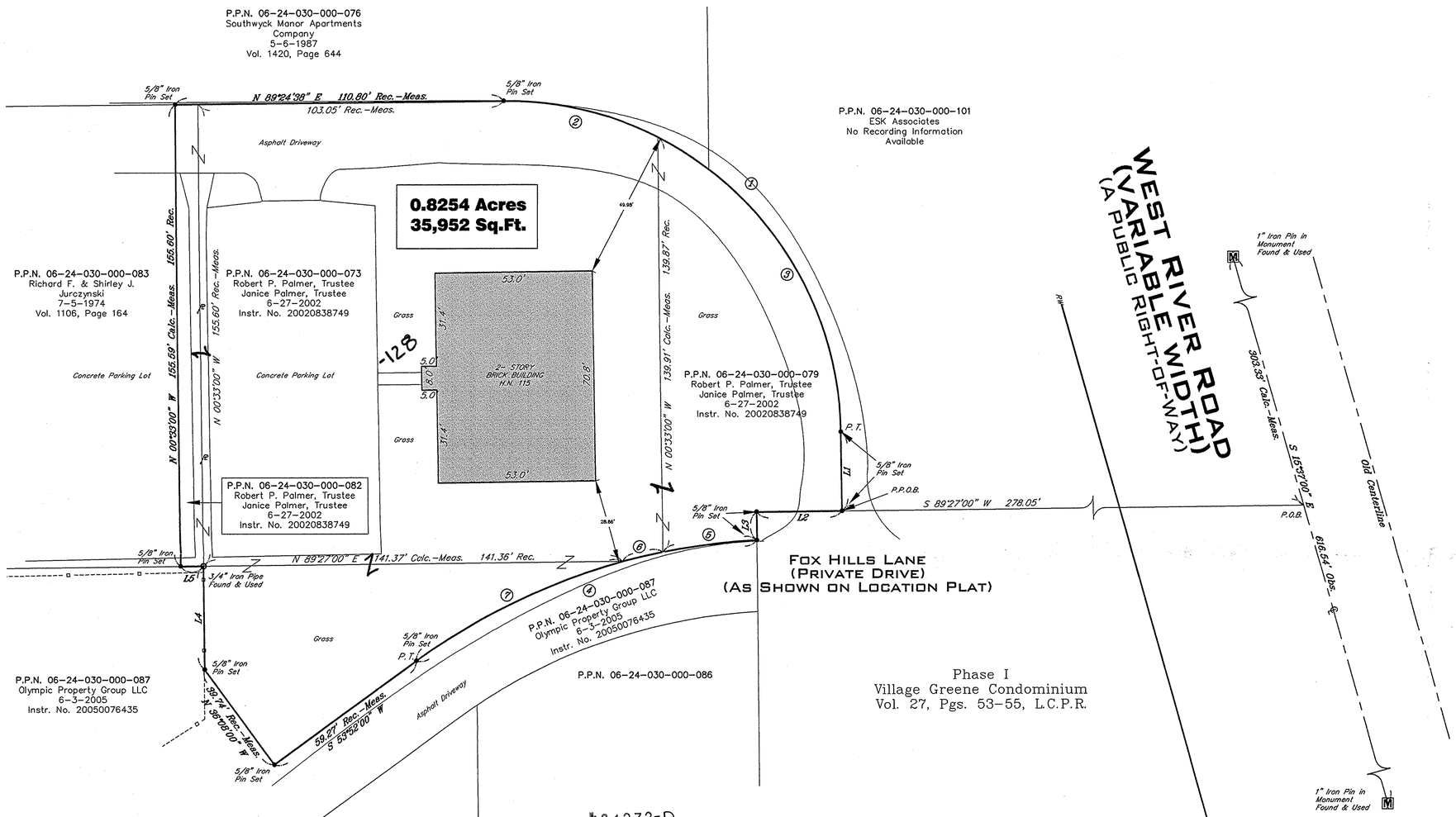
BOUNDARY SURVEY

OF

115 FOX HILLS LANE ELYRIA, OHIO

Situated in the City of Elyria, County of Lorain and State of Ohio and known as being part of the Original Elyria Township Lot No. 30, West of Black River.



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.

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

STATE OF OHIO SCOTT J. CASEY 8219 REGISTERED PROFESSIONAL SURVEYOR

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
Ac.	Acres	Obs.	Observed
Asph.	Asphalt Pavement	O.R.	Official Record
BM	Bottom of Retaining Wall	Ord.	Ordinance
Bldg.	Building	P.P.N.	Permanent Parcel Number
Calc./C.	Calculated	P.O.B.	Point of Beginning
Conc.	Concrete	P.O.C.	Point of Commencement
Conc.	Concrete	Pid.	Parcel
C.L.F.	Chain Link Fence	Prop.	Proposed
Doc.	Document	Plat.	Plat of Recorded Plat
Dwg.	Drawing / Name	Pg.	Page
Esm.	Easement	Pp.	Pole
Elec.	Electric	Res.	Residence
Ft.	Feet	R/W	Right-of-Way
Fnd.	Found	Rec./R.	Record
Gar.	Garage	Sq.	Square
H.N.	House Number	Sq.Ft.	Square Feet
Inst.	Instrument	Sty.	Story
L.P.	Light Pole	Sec.	Section
L.C.A.	Limited Common Area	Sta.	Station
L.C.P.R.	Lorain County Plat Records	Tele.	Telephone
		Typ.	Typical
Meas./M.	Measured	TW	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

№ 01272-D
APPROVED
LORAIN CO.
MAP DEPT.
DATE 2-17-06
PAGE 06-24
BY R. HAINES
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
LAND SURVEYING - ENGINEERING - DESIGN
2618 NORTH MORELAND BOULEVARD
CLEVELAND - OHIO - 44120
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM