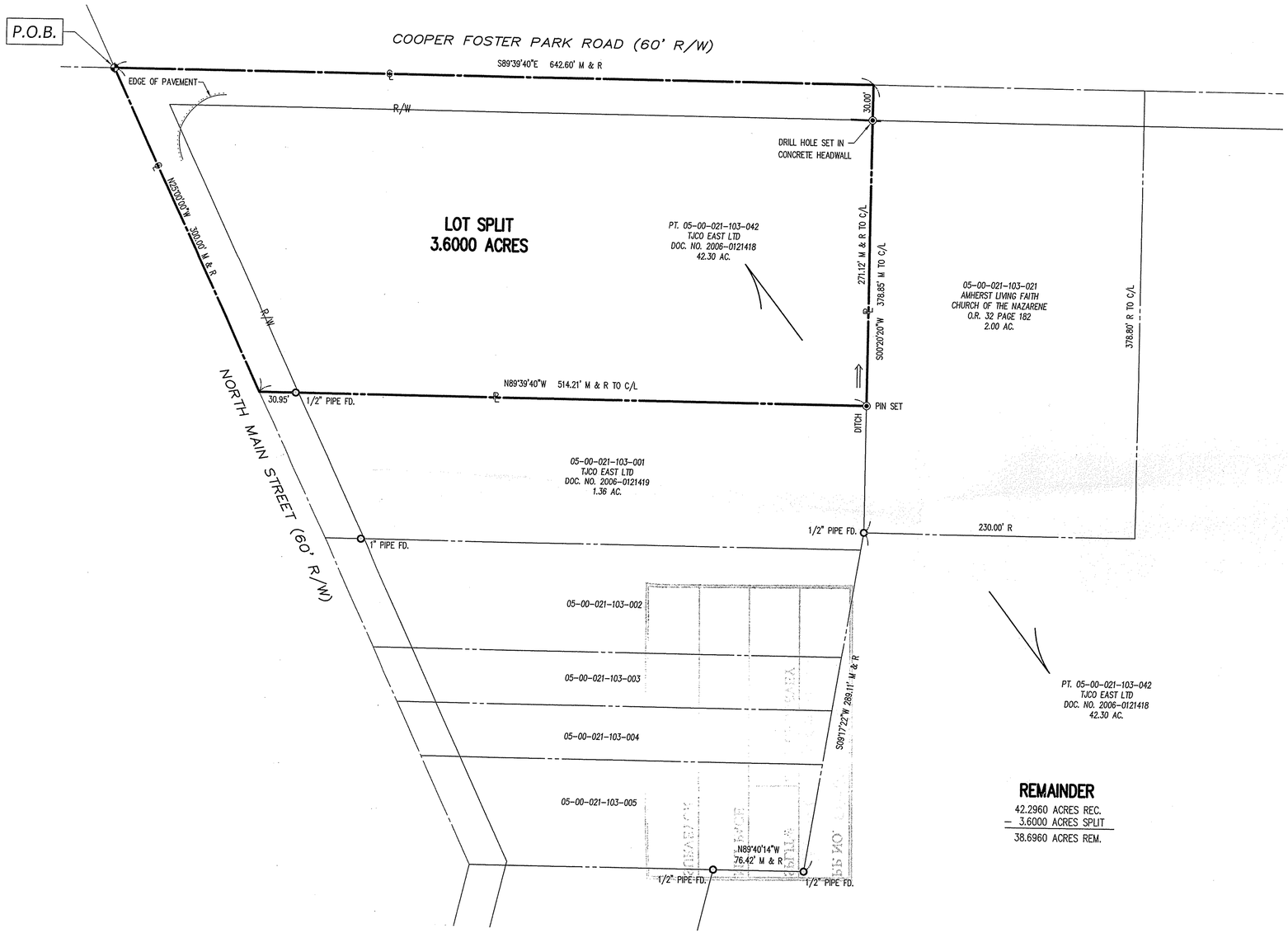
TJCO East LTD Property

City of Amherst ~ County of Lorain ~ State of Ohio
Part of Original Amherst Township Lot 21

P.P.N. 05-00-021-103-042
Doc. No. 2006-0121418
42.30 Acres



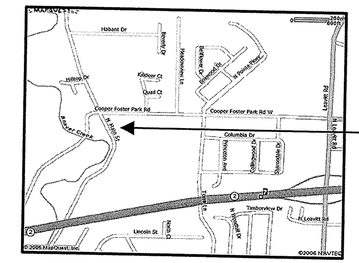
REMAINDER

42.2960 ACRES REC.
− 3.6000 ACRES SPLIT
38.6960 ACRES REM.

Boundary Survey

0 25 50 100 200
SCALE: 1 IN. = 50 FT.

BASIS OF BEARINGS
S 89°39'40" E
COOPER FOSTER PARK ROAD



LEGEND OF SYMBOLS & LINETYPES

- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING CURB INLET
- EXISTING (PROPOSED) SPOT GRADE ELEVATION
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- DIRECTION OF SURFACE WATER RUNOFF
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- FENCE
- IRON PIN FOUND
- IRON PIN SET 30" LONG, 5/8" REBAR WITH CAP STAMPED "HAYWOOD 8284"
- IRON PIN FOUND IN MONUMENT BOX
- PK NAIL FOUND
- TREE
- WATER METER
- SIGN
- CLEAN OUT
- MONITOR WELL
- UTILITY POLE
- LIGHT POLE
- WATER WELL
- PROPERTY CORNER NOT MONUMENTED
- IRON PIN SET IN MONUMENT BOX
- PK NAIL & DISK SET

R., REC. = RECORD M., MEAS. = MEASURED P. = PLAT
P.O.B. = PLACE OF BEGINNING P.P.O.B. = PRINCIPAL PLACE OF BEGINNING

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF 1st NATIONWIDE TITLE AGENCY, LTD. I HAVE PREPARED THIS PLAT OF BOUNDARY SURVEY.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INTENDED TO DESCRIBE ANGLES ONLY. THE BASIS OF BEARINGS IS S 89°39'40" E FOR COOPER FOSTER PARK ROAD.

THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT WHEN COMPUTED FROM FIELD MEASUREMENTS CLOSED TO WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY.

THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. THIS SURVEY HAS NOT BEEN PERFORMED WITH THE BENEFIT OF A TITLE SEARCH AND THE LOCATION OF EASEMENTS THAT MAY AFFECT THE PROPERTY ARE NOT NOTED ON THE PLAT.

FIELD SURVEY DATE: JANUARY 9, 2006

DRAWING REVISION DATE: JANUARY 10, 2006

STATE OF OHIO
DALE R. HAYWOOD
S-8284
REGISTERED PROFESSIONAL SURVEYOR

Dale Haywood 1/10/07
Dale R. Haywood, P.S. Date
Registered State of Ohio Surveyor No. 8284

ADDITIONS OR DELETIONS TO THIS PLAT BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY.

THIS SURVEY PLAT IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL OF THE SIGNING PARTY.

Prepared By

HAYWOOD
Civil Engineering & Land Surveying, Inc.

475 N. Abbe Road
Elyria, Ohio 44035
www.haywoodcivilengineering.com
(440) 365-9831 Office
(440) 365-3426 Fax

State of Ohio Certificate of Authorization No. 03-12

Prepared For

1st Nationwide Title, Agency LTD.
6155 Park Square Drive, Suite 8
Lorain, Ohio 44053
(440) 985-3550

PROJECT #07-458