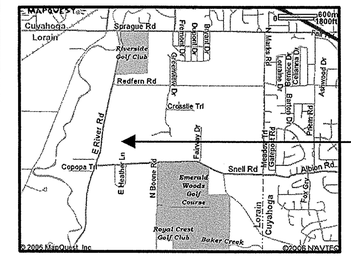
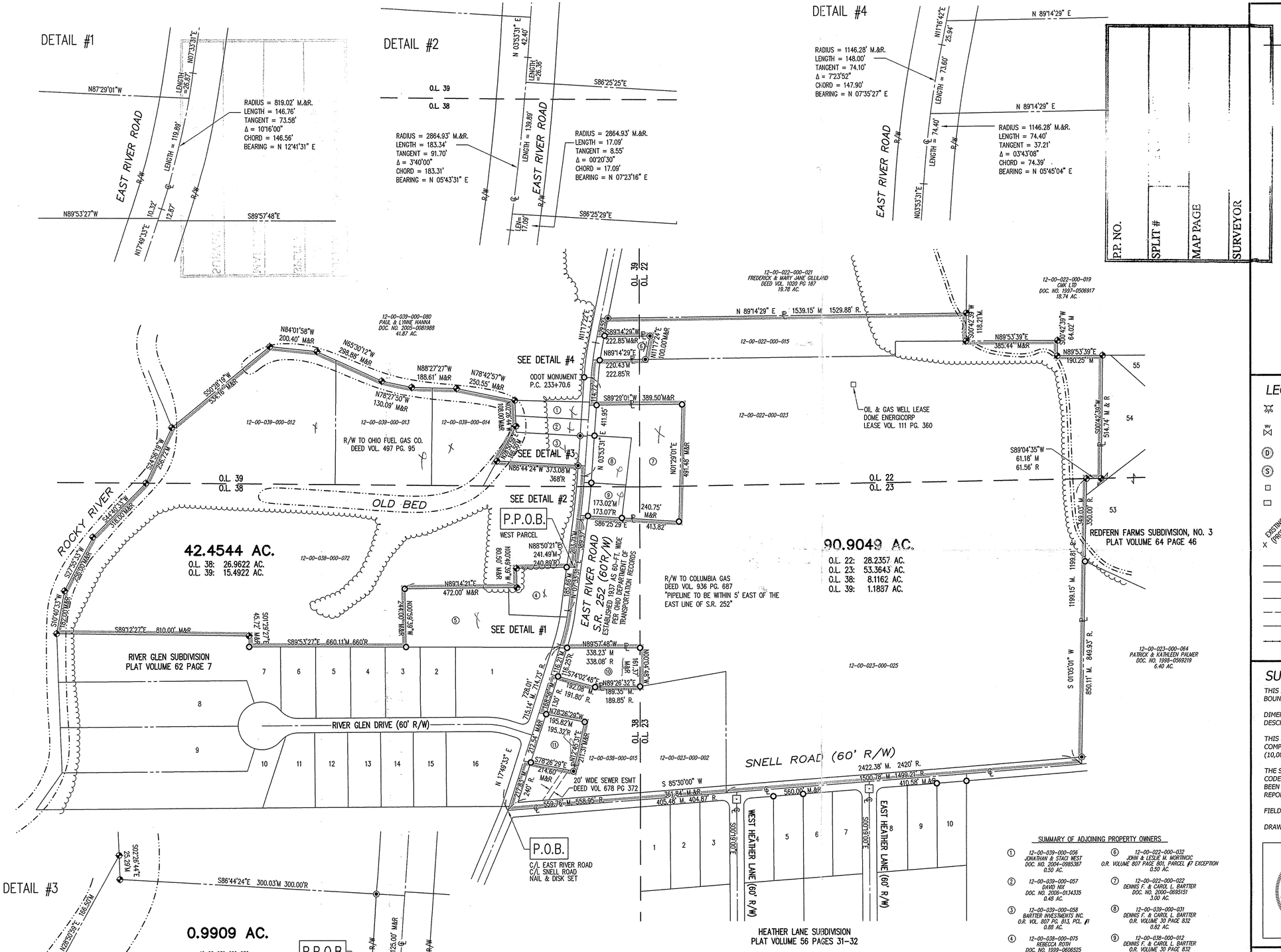
Bartter Property

Township of Columbia ~ County of Lorain ~ State of Ohio
Part of Original Columbia Township Lots 22, 23, 38, & 39

		O.R. Volume 807 Pages 801-819
P.P.N. 12-00-022-000-015	6.16 Acres	Pcl. #7, Exception 0.50 Acre
P.P.N. 12-00-022-000-023	5.32 Acres	Pcl. #6
P.P.N. 12-00-023-000-002	4.09 Acres	Pcl. #9
P.P.N. 12-00-023-000-025	67.14 Acres	Pcl. #6
P.P.N. 12-00-038-000-015	4.49 Acres	Pcl. #8, Exception 1.00 Acre, 1.24 Acre
P.P.N. 12-00-038-000-072	34.13 Acres	Pcl. #5A & #5B
P.P.N. 12-00-039-000-014	2.80 Acres	Pcl. #2
P.P.N. 12-00-039-000-013	4.41 Acres	Pcl. #3
P.P.N. 12-00-039-000-012	6.00 Acres	Pcl. #4 (1,2)



Site
East River Road
Snell Road
Columbia Township, Ohio



Boundary Survey

0 100 200 400 800

SCALE: 1 IN. = 200 FT.

BASIS OF BEARINGS
S 85°30'00" W
SNELL ROAD

SUMMARY OF ADJOINING PROPERTY OWNERS

1. 12-00-039-000-056 JONATHAN & STACI WEST DOC. NO. 2004-0985387 0.50 AC.
2. 12-00-039-000-057 DAVID NIX DOC. NO. 2006-0134335 0.48 AC.
3. 12-00-039-000-058 BARTTER INVESTMENTS INC. O.R. VOL. 807 PG. 813, PCL. #1 0.88 AC.
4. 12-00-038-000-075 REBECCA ROTH DOC. NO. 1999-0606525 1.15 AC.
5. 12-00-038-000-076 LEWIS & CINDY MARQUART O.R. VOL. 892 PG. 88 3.18 AC.
6. 12-00-022-000-032 JOHN & LESLIE M. MORTINCIC O.R. VOLUME 807 PAGE 801, PARCEL #7 EXCEPTION 0.50 AC.
7. 12-00-022-000-022 DENNIS F. & CAROL L. BARTTER DOC. NO. 2000-0685151 3.00 AC.
8. 12-00-039-000-031 DENNIS F. & CAROL L. BARTTER O.R. VOLUME 30 PAGE 832 0.82 AC.
9. 12-00-038-000-012 DENNIS F. & CAROL L. BARTTER O.R. VOLUME 30 PAGE 832 0.56 AC.
10. 12-00-038-000-013 RUSSELL DEMAGALL DOC. NO. 2002-0831470 1.24 AC.
11. 12-00-038-000-014 J.C. HERSHEY & W.E. HEDINGER DEED VOL. 1137 PG. 740 1.00 AC.

LEGEND OF SYMBOLS & LINETYPES

- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING CURB INLET
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- TREE
- WATER METER
- SIGN
- CLEAN OUT
- MONITOR WELL
- UTILITY POLE
- LIGHT POLE
- WATER WELL
- EXISTING (PROPOSED) SPOT GRADE ELEVATION
- 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
- 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 BDC BUILDERS & DEVELOPERS, INC. I HAVE PREPARED THIS PLAT OF BOUNDARY SURVEY FOR THE BARTTER PROPERTY.

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 85°30'00" W FOR SNELL 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 BEEN PERFORMED WITH THE BENEFIT OF A TITLE SEARCH AND THE LOCATION OF EASEMENTS THAT APPEAR IN THE TITLE REPORT ARE NOTED ON THE PLAT.

FIELD SURVEY DATE: MAY 30, 2006

DRAWING REVISION DATE: JULY 21, 2006

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

Dale Haywood 7/21/06

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
BDC Builders & Developers, Inc.
27201 Royalton Road
Columbia Station, Ohio 44028
(440) 236-3975 phone
(440) 236-8153 fax

PROJECT #06-385