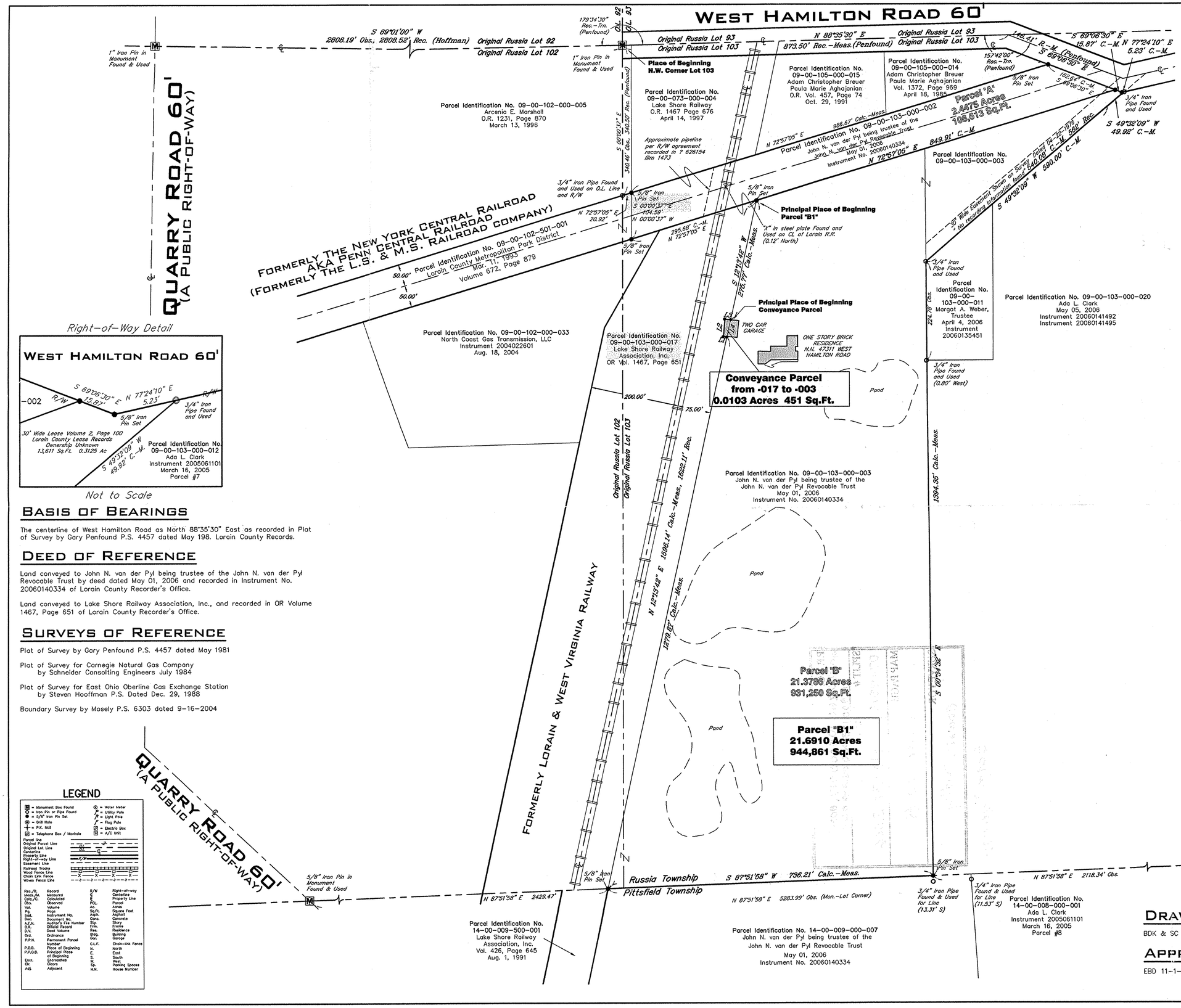
PLAT OF LOT SPLIT
AND
CONSOLIDATION
OF
P.P.N. 09-00-103-000-003
P.P.N. 09-00-103-000-017
TOWNSHIP OF RUSSIA
COUNTY OF LORAIN
STATE OF OHIO

Situated in the Township of Russia, County of Lorain and State of Ohio and known as being part of the Original Russia Township Lot Numbers 102 and 103.

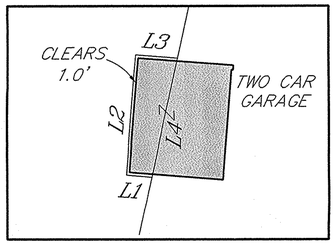


Right-of-Way Detail

Not to Scale

DETAIL

Not to Scale



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.51	N 85°29'39" W
L2	40.13	N 04°30'21" E
L3	13.95	S 85°29'39" E
L4	40.50	S 12°13'42" W

BASIS OF BEARINGS

The centerline of West Hamilton Road as North 88°35'30" East as recorded in Plat of Survey by Gary Penfound P.S. 4457 dated May 198. Lorain County Records.

DEED OF REFERENCE

Land conveyed to John N. van der Pyl being trustee of the John N. van der Pyl Revocable Trust by deed dated May 01, 2006 and recorded in Instrument No. 20060140334 of Lorain County Recorder's Office.

Land conveyed to Lake Shore Railway Association, Inc., and recorded in OR Volume 1467, Page 651 of Lorain County Recorder's Office.

SURVEYS OF REFERENCE

Plat of Survey by Gary Penfound P.S. 4457 dated May 1981

Plat of Survey for Carnegie Natural Gas Company by Schneider Consulting Engineers July 1984

Plat of Survey for East Ohio Oberline Gas Exchange Station by Steven Hooffman P.S. Dated Dec. 29, 1988

Boundary Survey by Mosely P.S. 6303 dated 9-16-2004

LEGEND

- ■ = Monument Box Found
- ○ = Iron Pin or Pipe Found
- ● = 5/8" Iron Pin Set
- ⊗ = Drill Hole
- + = P.K. Nail
- ☎ = Telephone Box / Manhole
- ⊗ = Water Meter
- P = Utility Pole
- ☀ = Light Pole
- ⚑ = Flag Pole
- E = Electric Box
- ⊞ = A/C Unit

Parcel line, Original Parcel Line, Original Lot Line, Section Line, Property Line, Right-of-way Line, Easement Line, Railroad Tracks, Wood Fence Line, Chain Link Fence, Woven Fence Line

Rec./R.	Record	R/W	Right-of-way
Meas./M.	Measured	℄	Centerline
Calc./C.	Calculated	ℙ	Property Line
Obs.	Observed	PCL.	Parcel
Vol.	Volume	Ac.	Acres
Pg.	Page	Sq.Ft.	Square Feet
Inst.	Instrument No.	Asph.	Asphalt
Doc.	Document No.	Conc.	Concrete
A.F.N.	Auditor's File Number	Sty.	Story
O.R.	Official Record	Frm.	Frame
D.V.	Deed Volume	Res.	Residence
Ord.	Ordinance	Bldg.	Building
P.P.N.	Permanent Parcel Number	Gar.	Garage
P.O.B.	Place of Beginning	C.L.F.	Chain-link Fence
P.P.O.B.	Principal Place of Beginning	N.	North
		E.	East
Encr.	Encroaches	S.	South
Cl.	Clears	W.	West
Adj.	Adjacent	Sp.	Parking Spaces
		H.N.	House Number

SURVEYOR'S 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.

November 30, 2006

Edward B. Dudley P.S. No. 6747

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

STATE OF OHIO EDWARD B. DUDLEY 6747 REGISTERED PROFESSIONAL SURVEYOR

APPROVED LORAIN CO. MAP DEPT. DATE 5-9-07 09-00-103-000-017 PAGE 09-00-102-13 BY J. Hatfield 07-02370

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DRAWN BY

BDK & SC

APPROVED

EBD 11-1-2006

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2618 NORTH MORELAND BOULEVARD
CLEVELAND - OHIO - 44120
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

06-372 , PAGE 1 OF 1

11-30-06 47311 WEST HAMILTON ROAD