BOUNDARY SURVEY & LOT-SPLIT SURVEY FJD PROPERTIES LLC

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS NUMBER 31 & 32.

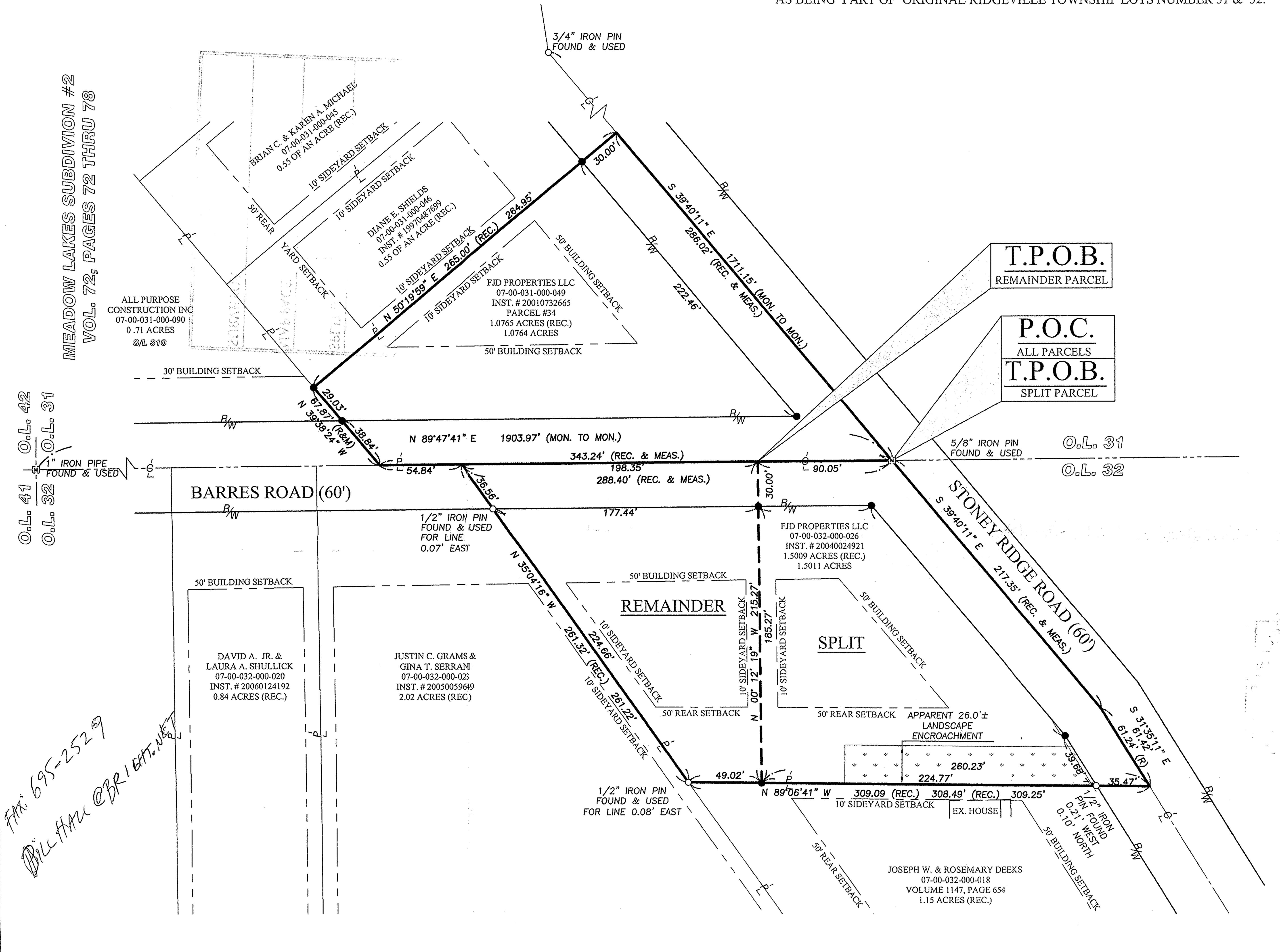
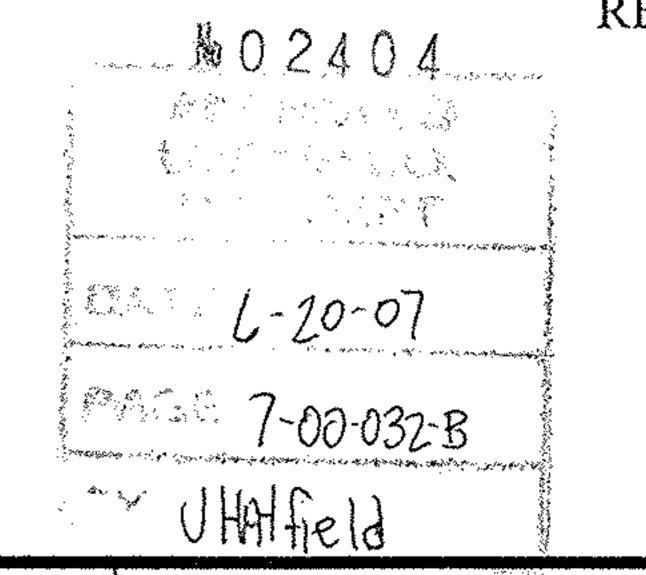
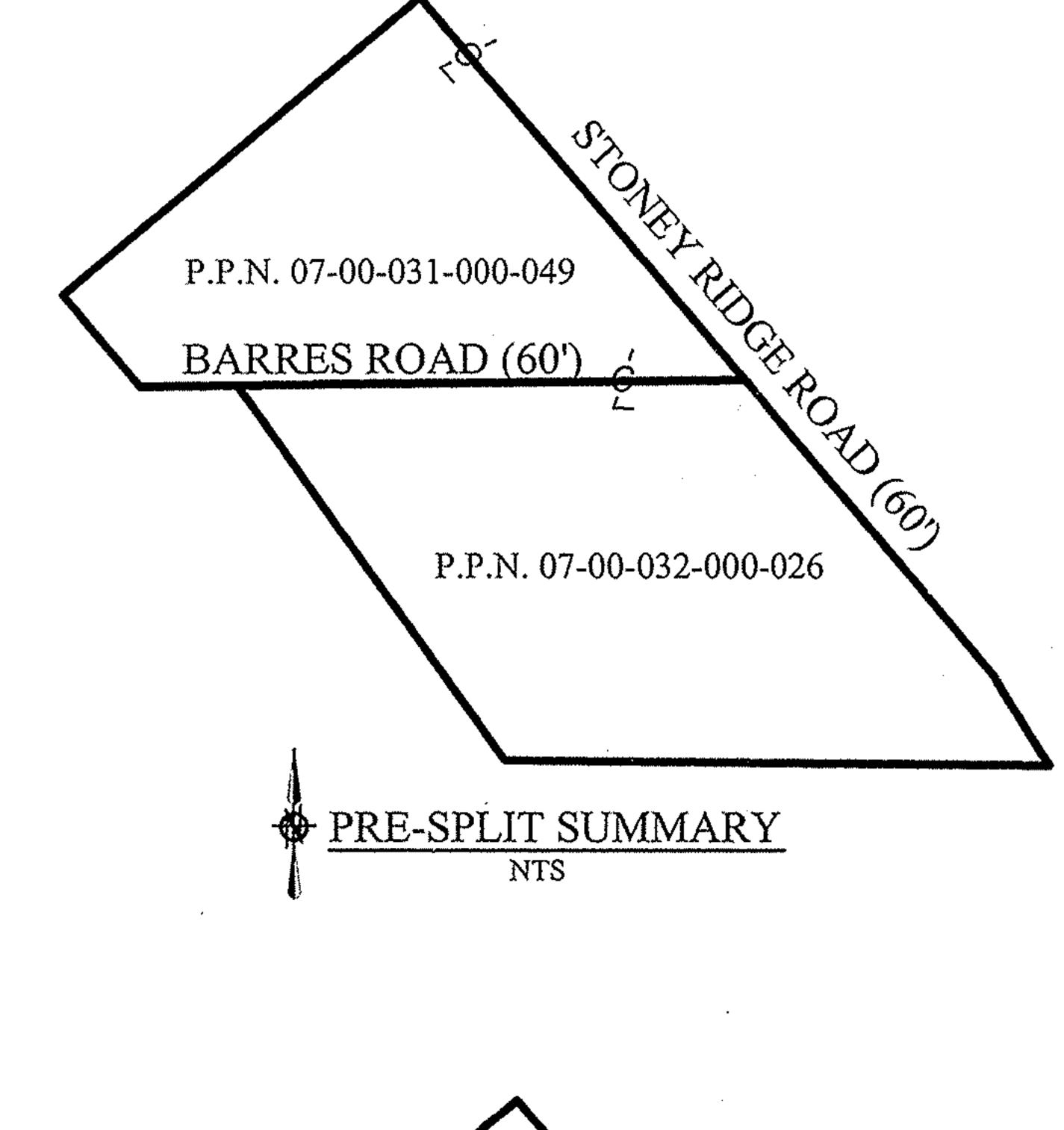
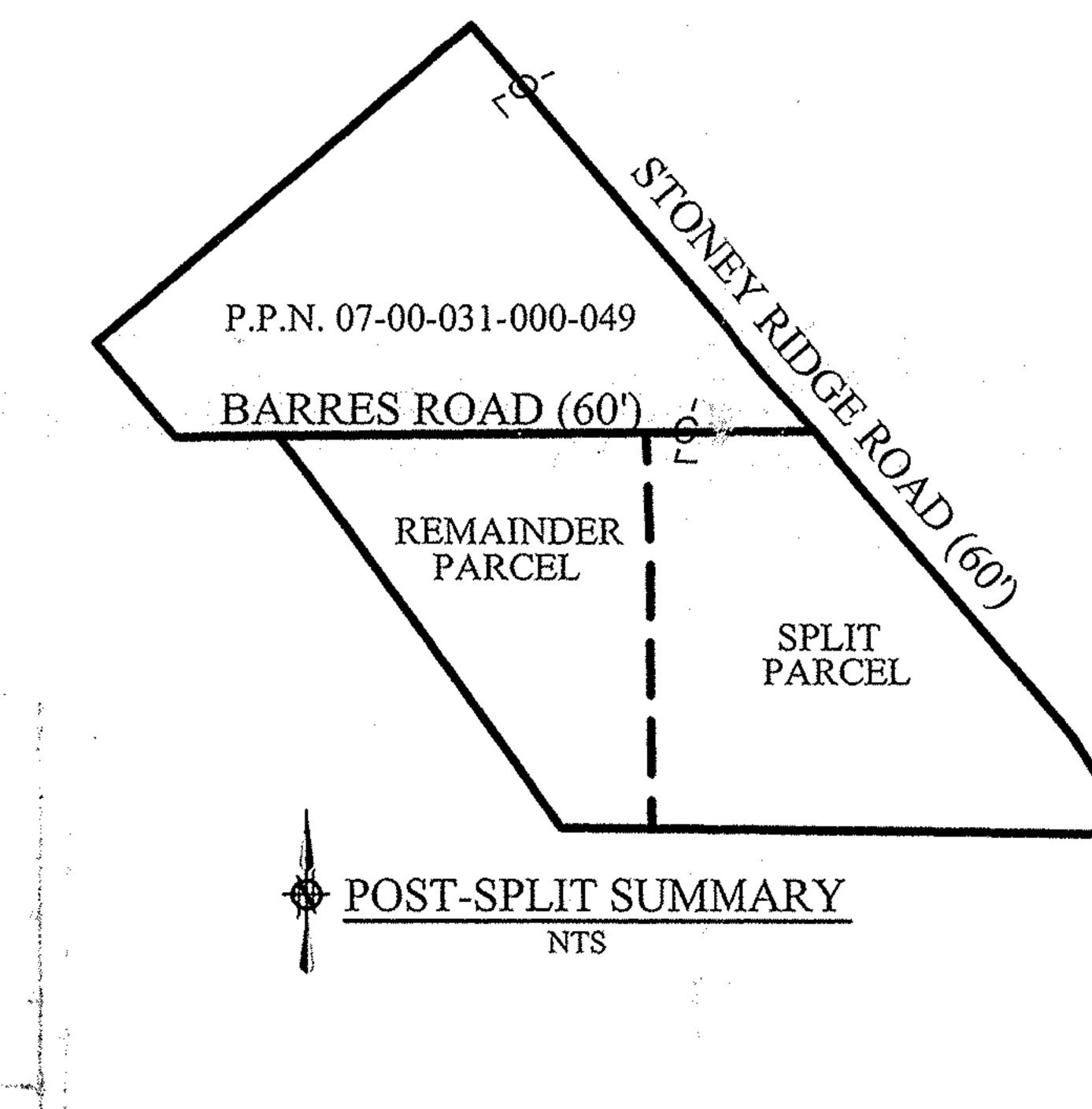


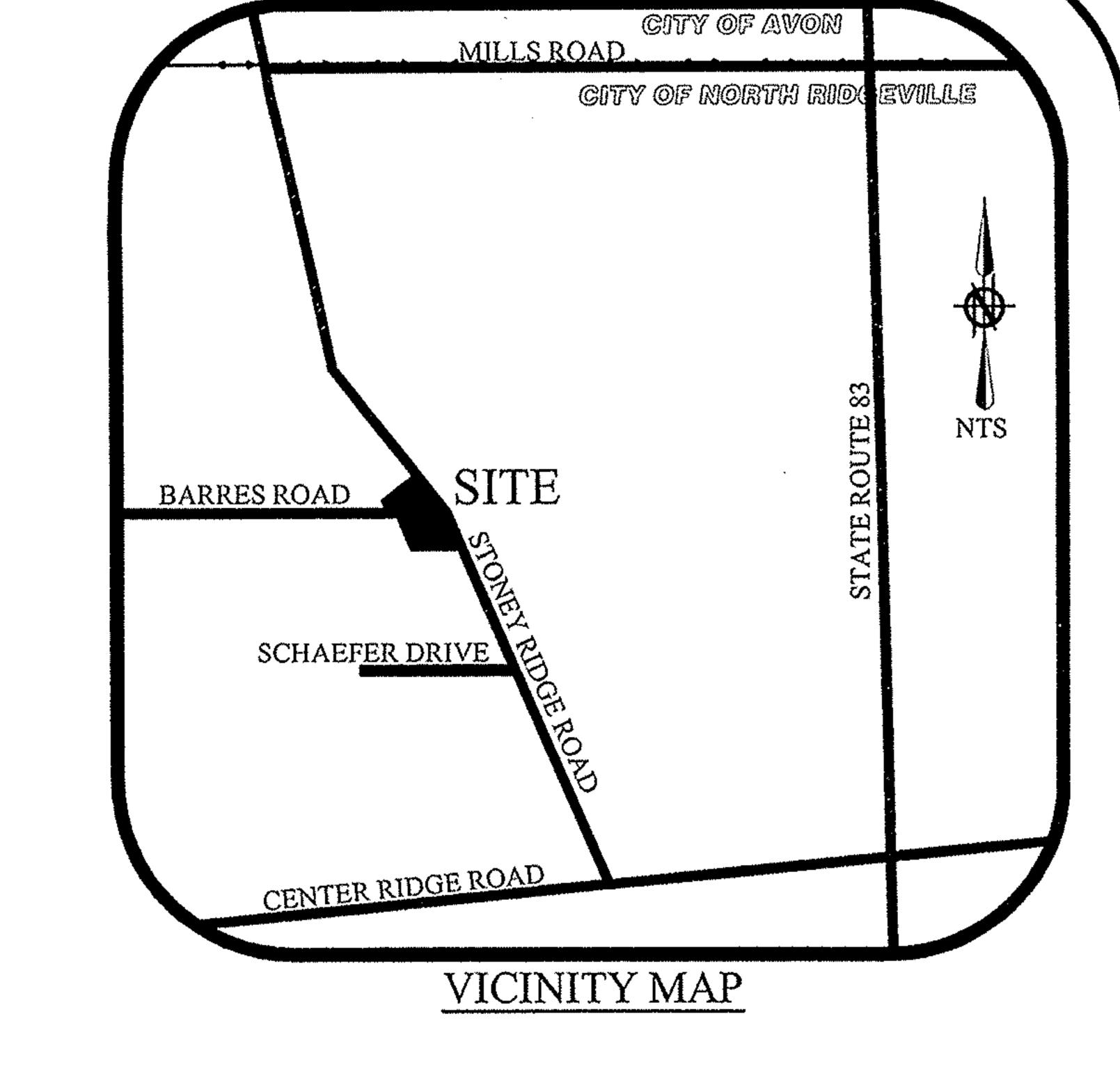
TABLE OF ACREAGE & SQUARE FOOTAGE								
PARCEL	ACRE (TOTAL)	SQ. FT. (TOTAL)	ACRE (R/W)	SQ. FT. (R/W)	ACRE (NET)	SQ. FT. (NET)		
07-00-031-000-049 07-00-032-000-026 SPLIT PARCEL	1.0764 1.5011 0.8921	46,886.35 65,389.08 38,859.41	0.3981 0.3656 0.2362	17,341.18 15,923.48 10,286.80	0.6783 1.1355 0.6559	29,545.17 49,465.60 28,572.61		
REMAINDER PARCEL	0.6090	26,530.12	0.1294	5,636.68	0.4796	20,893.44		

		DATE:	BY:	DESCRIPTION:
河		5-16-07	CMH	ISSUED TO CLIENT FOR REVIEW
Ą	ſ	5-18-07	CMH	REVISION ELIMINATING LOT SPLIT NORTH OF BARRES ROAD
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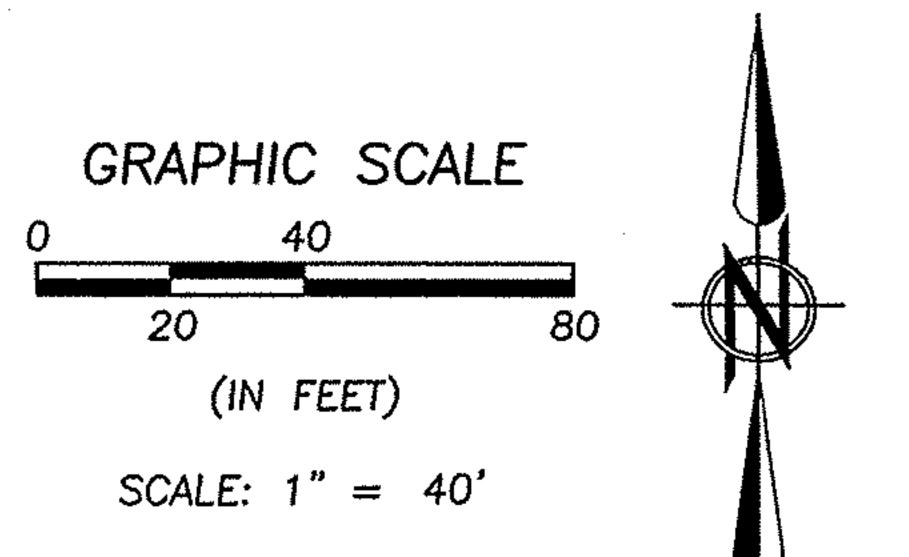






LEGEND OF SYMBOLS AND LINETYPES

1	
	CENTERLINE OF RIGHT-OF-WAY
	BUILDING SETBACK LINE
**************************************	PROPOSED PROPERTY LINE (LOT SPLIT
0	IRON PIPE OR PIN FOUND AS INDICATI
	5/ 8" IRON REBAR W/ CAP STAMPED "BRAMHALL 8073" SET
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
R_{W}	RIGHT-OF-WAY LINE
	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
:	



BASIS OF BEARINGS:

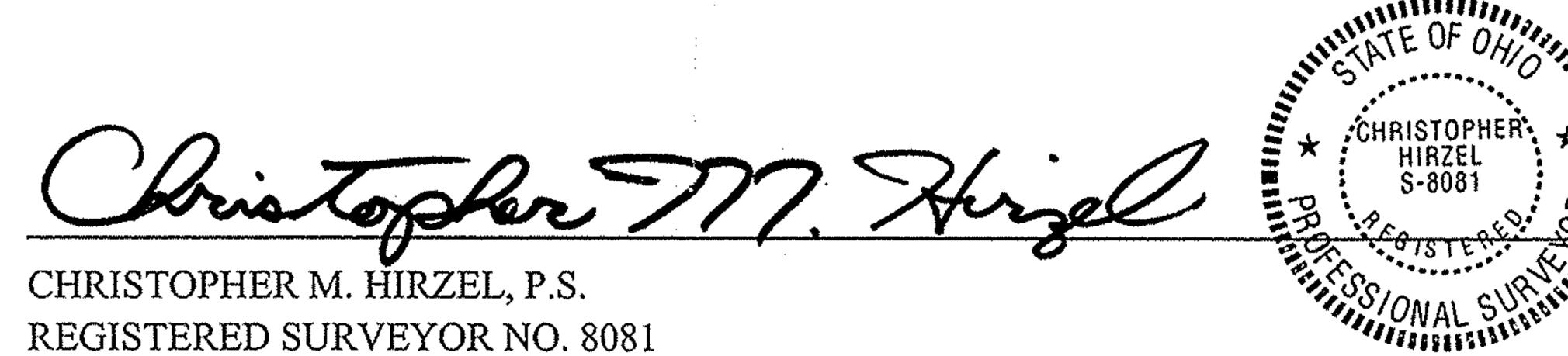
A PORTION OF THE CENTERLINE OF BARRES ROAD WHICH WAS ASSUMED TO BE NORTH 89° 47' 41" EAST

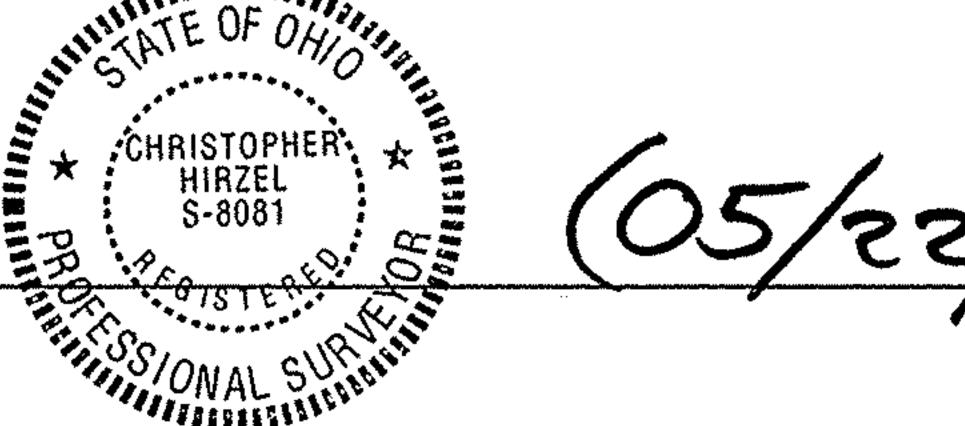
AS SURVEYED IN MAY OF 2007

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO FJD PROPERTIES LLC AS RECORDED IN INSTRUMENT NUMBER 20040024921 AND INSTRUMENT NUMBER 20010732665 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 2.5775 ACRES OF LAND, OF WHICH 1.0764 ACRES LIE WITHIN ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 31 & 1.5011 ACRES LIE WITHIN ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 32, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A

THEREOF. BEARINGS SHOWN ARE USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED 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 AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.





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