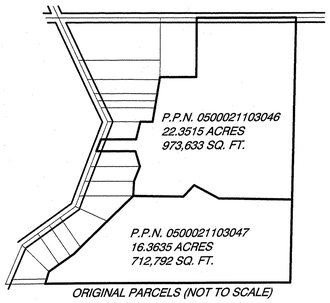
PLAT OF SURVEY AND LOT SPLIT

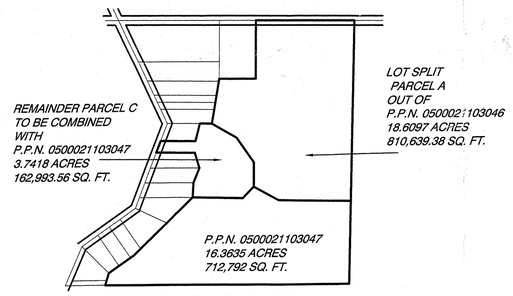
SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN, AND STATE OF OHIO:

KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT 21, FURTHER KNOWN AS BEING A LOT SPLIT AND COMBINATION OF LANDS CONVEYED TO TJCO EAST LTD. BY INSTRUMENT NO. 20070193869 AND NO. 20060121418 OF LORAIN COUNTY RECORDS (P.P.N. 05-00-021-103-046 AND -047)

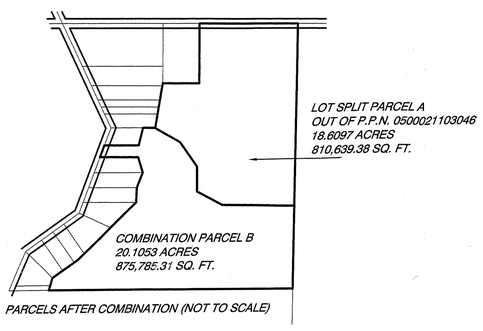
OCTOBER 25, 2007 SCALE 1 INCH = 100 FEET



ORIGINAL PARCELS (NOT TO SCALE)

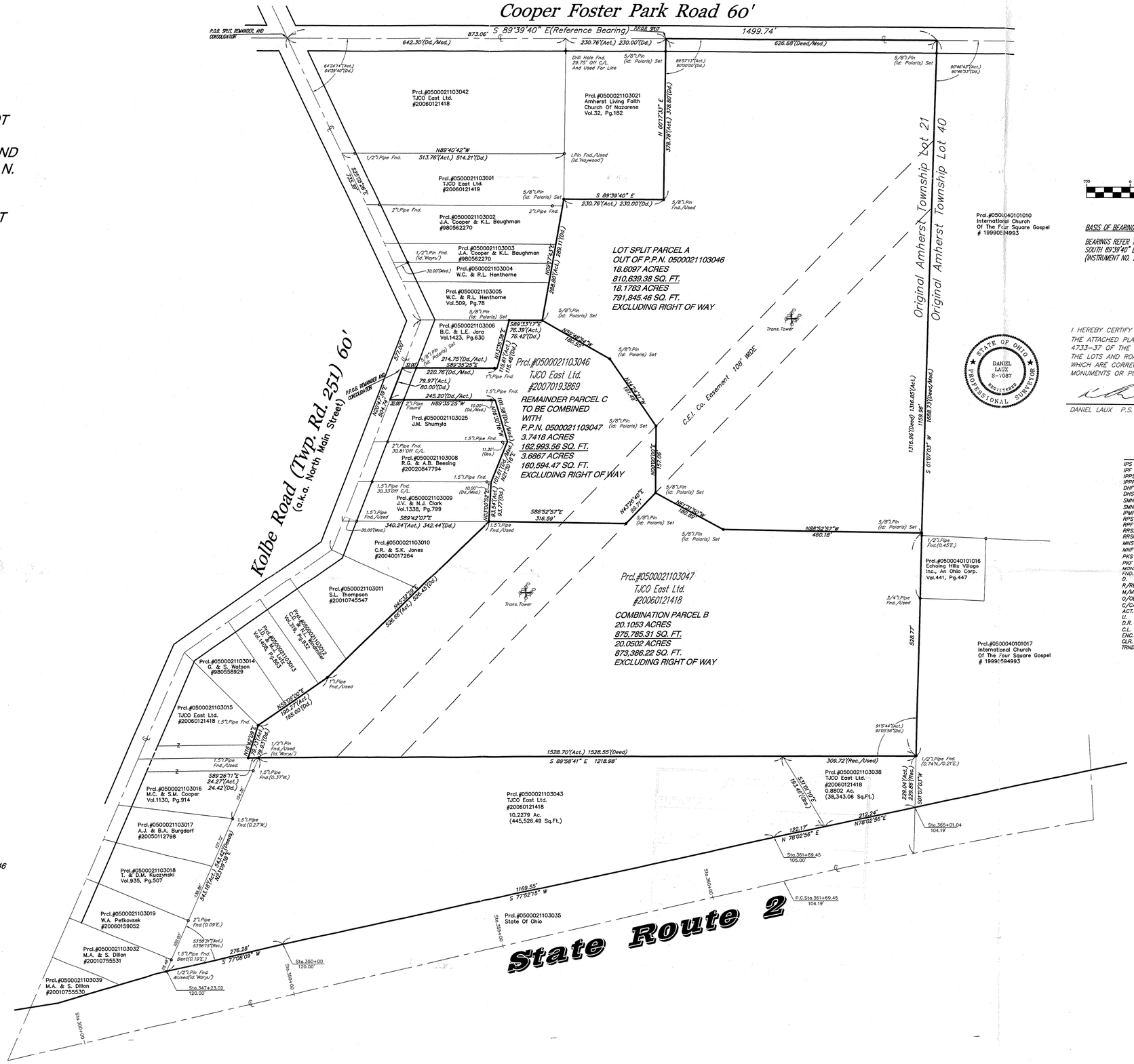


PARCELS AFTER SPLIT (NOT TO SCALE)



PARCELS AFTER COMBINATION (NOT TO SCALE)

SUMMARY OF LOT SPLIT



BASIS OF BEARINGS:

BEARINGS REFER TO THE CENTERLINE OF COOPER FOSTER PARK ROAD SOUTH 89°39'40" EAST PER DEED FOR SUBJECT PARCEL (INSTRUMENT NO. 20060121418)

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON.

STATE OF OHIO — DANIEL LAUX — S-7087 — REGISTERED — PROFESSIONAL SURVEYOR

DANIEL LAUX P.S. #7087 — 10/25/07 DATE

LEGEND-SURVEY

IPS	IRON PIN SET W/CAP
IPF	IRON PIN FOUND
IPPS	IRON PIPE SET
IPPF	IRON PIPE FOUND
DHF	DRILL HOLE FOUND
DHS	DRILL HOLE SET
SMNS	"SURVEY MARK" NAIL SET
SMNF	"SURVEY MARK" NAIL FOUND
IPMF	IRON PIN MONUMENT FOUND
RPS	REFERENCE PIN SET
RPF	REFERENCE PIN FOUND
RRSS	RAILROAD SPIKE SET
RRSF	RAILROAD SPIKE FOUND
MNS	"MAG" NAIL SET
MNF	"MAG" NAIL FOUND
PKS	"PK" NAIL SET
PKF	"PK" NAIL FOUND
MON.	MONUMENT
FND.	FOUND
D.	DEED
R/REC.	RECORD
M/MSD.	MEASURED
O/OBS.	OBSERVED
C/CALC.	CALCULATED
ACT.	ACTUAL
U.	USED
D.R.	DEED RECORD
C.L. C/L	CENTERLINE
ENC.	ENCROACHMENT
CLR.	CLEAR
TRND.	ANGLE TURNED

#02487
APPROVED
LAUX & CO.
SURVEYORS
DATE 11-7-07
05-00-021-103.046,-047
5-00-021-18
BY J.Hatfield
07-02487

REV. No.		DATE	BY	CH'K'D

DATE: 10/25/07
SCALE: HOR. 1"=100'
VERT.
FILENAME: Boundary.dwg
TAB: survey
DRAWN: G.S.V.
CREW CHIEF: M.C.H./R.D.W.

Lands Shown Are Known As Being Part Of Original Amherst Township Lot No. 21, Situated Now In The City Of Amherst, County Of Lorain, State Of Ohio.

polaris Engineering & Surveying

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

Plat Of Survey For Lot Split

CONTRACT No. 07013

SHEET	OF
1	1