BOUNDARY SURVEY

for

VAN WAGNEN PROPERTIES LTD.

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 59.

LEGEND OF SYMBOLS AND LINETYPES

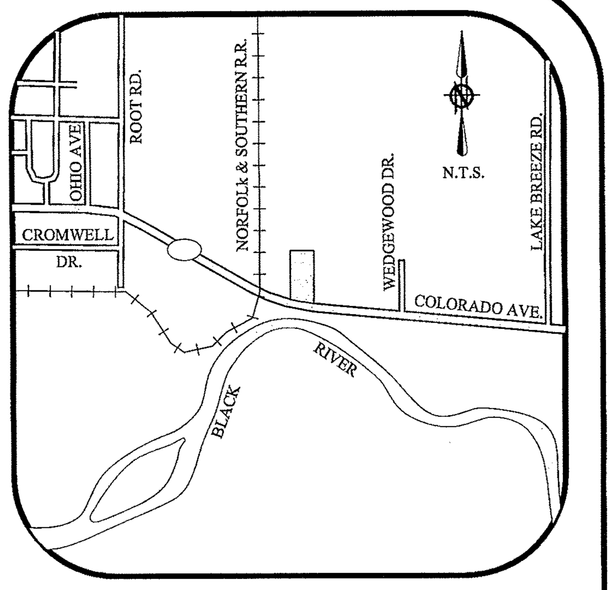
	CENTERLINE OF RIGHT-OF-WAY	(M) (MEAS.)	MEASURED
	IRON PIPE OR PIN FOUND AS INDICATED	(C) (CALC.)	CALCULATED
	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET	R/W	RIGHT-OF-WAY LINE
M.N.F.	MASONRY NAIL FOUND	M	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
M.N.S.	MASONRY NAIL SET		EX. LIGHT POLE
P.O.C.	POINT OF COMMENCEMENT		EX. POWER POLE
T.P.O.B.	TRUE PLACE OF BEGINNING		EX. STONE MONUMENT FOUND
—x—	FENCE		EX. SEPTIC TANK LID
(F) (FND.)	FOUND		
(R) (REC.)	RECORD		

GRAPHIC SCALE

0 20 40 80

(IN FEET)

SCALE: 1" = 40'



BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF S.R. 611/COLORADO AVE. WHICH WAS ASSUMED TO BE NORTH 84° 41' 00" WEST PER STATE OF OHIO DEPARTMENT OF HIGHWAYS PLANS: "LORAIN-AVON ROAD, S.H. 827 SEC-SHEFFIELD, LORAIN COUNTY, SHEFFIELD TOWNSHIP" DATED SEPTEMBER, 1941

AS SURVEYED IN MARCH OF 2006

TABLE OF OWNERSHIP

A	ROMANOFF TRUST RICHARD B, ROMANOFF, TRUSTEE 03-00-059-000-014 DOC. #20000700482 (PARCEL NO. 2) DOC. #20000669766 (PARCEL NO. 2) 0.1598 OF AN ACRE (REC.)

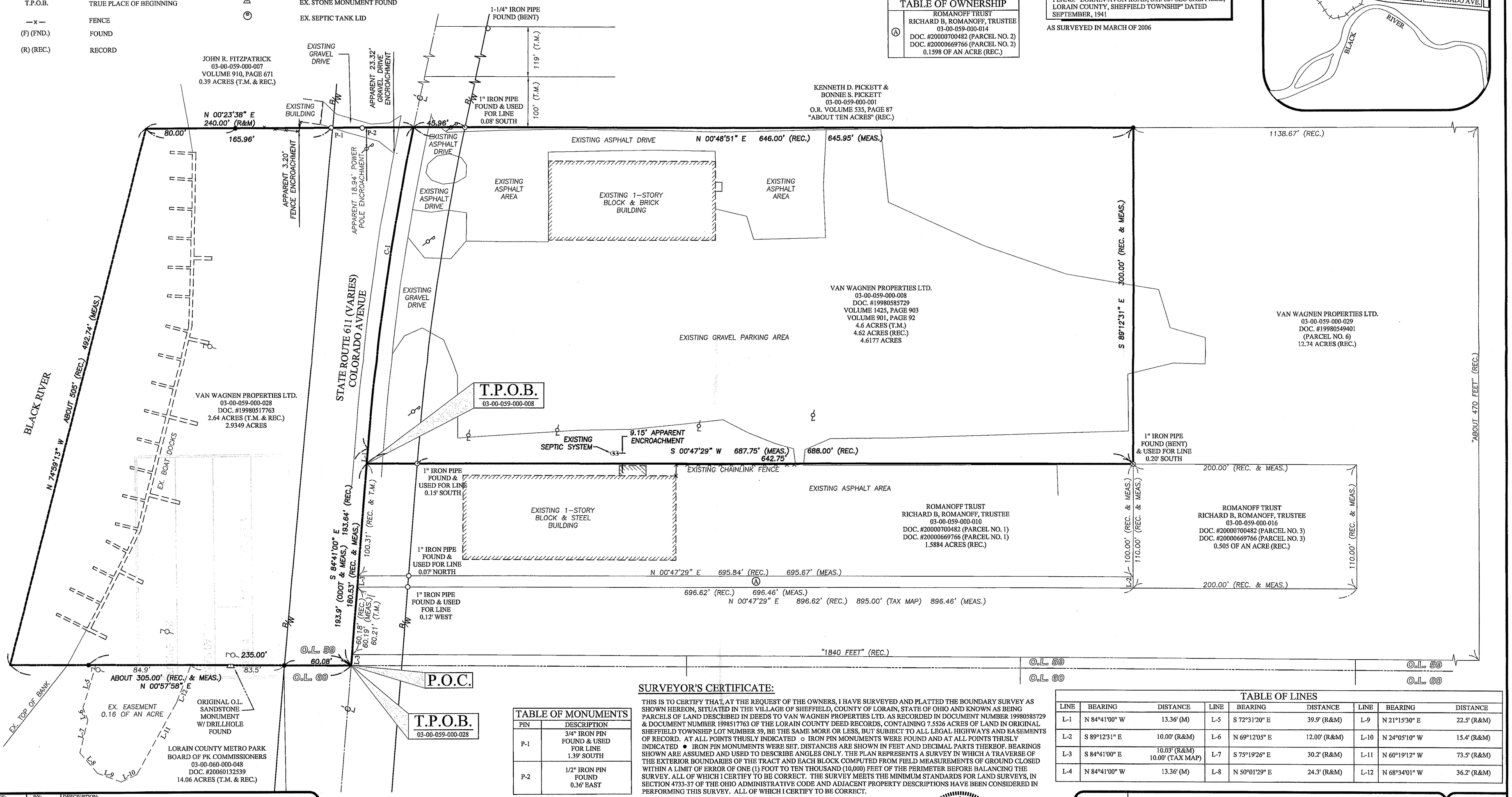


TABLE OF MONUMENTS

PIN	DESCRIPTION
P-1	3/4" IRON PIN FOUND & USED FOR LINE 1.39' SOUTH
P-2	1/2" IRON PIN FOUND 0.36' EAST

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 VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO VAN WAGNEN PROPERTIES LTD. AS RECORDED IN DOCUMENT NUMBER 19980585729 & DOCUMENT NUMBER 199851763 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 7.5526 ACRES OF LAND IN ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 59, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED o 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 ASSUMED AND 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. ALL OF WHICH I CERTIFY TO BE CORRECT. 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.

TABLE OF LINES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N 84°41'00" W	13.36' (M)	L-5	S 72°31'20" E	39.9' (R&M)	L-9	N 21°15'30" E	22.5' (R&M)
L-2	S 89°12'31" E	10.00' (R&M)	L-6	N 69°12'05" E	12.00' (R&M)	L-10	N 24°05'10" W	15.4' (R&M)
L-3	S 84°41'00" E	10.03' (R&M) 10.00' (TAX MAP)	L-7	S 75°19'26" E	30.2' (R&M)	L-11	N 60°19'12" W	73.5' (R&M)
L-4	N 84°41'00" W	13.36' (M)	L-8	N 50°01'29" E	24.3' (R&M)	L-12	N 68°34'01" W	36.2' (R&M)

TABLE OF CURVES

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	290.01' (R&M)	2291.83' (R&M)	289.82'	N 81°07'32" W	145.07'	07°14'37"

Christopher M. Hirzel 05/19/2006

CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081

DATE

STATE OF OHIO CHRISTOPHER M. HIRZEL S-8081 REGISTERED PROFESSIONAL SURVEYOR

REVISION	DATE:	BY:	DESCRIPTION:
	04-21-06	MCB	ISSUE TO CLIENT
	05-11-06	CMH	REVISED PER CLIENT REQUEST

DRAWN BY: BDA

CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 05-2191

J:\05219\DRAWINGS\DWG\MASTER.DWG { 30X42 OVERALL PROPERTY NORTH & SOUTH OF 611}