LOT SPLIT AND CONSOLIDATION MAP

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 3 AND 10.

ACCEPTANCE

I, Don Mould, Member of Mould Development, LLC, owner of the land embraced within this plat, do hereby declare this plat to be my free act and deed as Member of said land owner, and do hereby accept this Lot Split Plat.

Don Mould, Member
Mould Development, LLC

State of _____ } SS:
County of _____ }

Before me, a Notary Public in and for said County and State personally appeared the above named Don Mould, Member of Mould Development, LLC, who acknowledged that he did execute the foregoing instrument and that the same is his free act and deed, as Member of said land owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand this _____ day of _____, 2008.

Notary Public

ACCEPTANCE

I, Dave Slyman, Member of It Is What It Is, LLC, owner of the land embraced within this plat, do hereby declare this plat to be my free act and deed as Member of said land owner, and do hereby accept this Lot Split Plat.

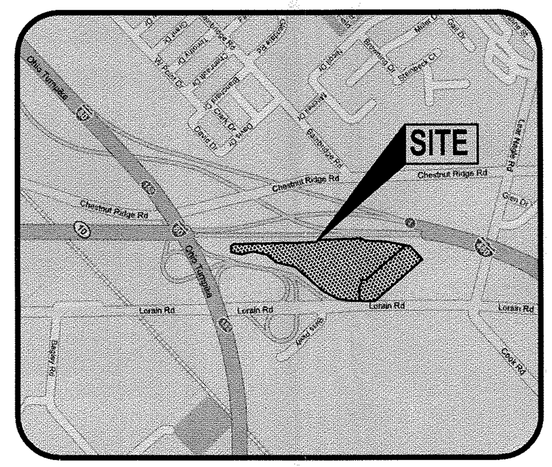
Dave Slyman, Member
It Is What It Is LLC

State of _____ } SS:
County of _____ }

Before me, a Notary Public in and for said County and State personally appeared the above named Dave Slyman, Member of It Is What It Is, LLC, who acknowledged that he did execute the foregoing instrument and that the same is his free act and deed, as Member of said land owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand this _____ day of _____, 2008.

Notary Public

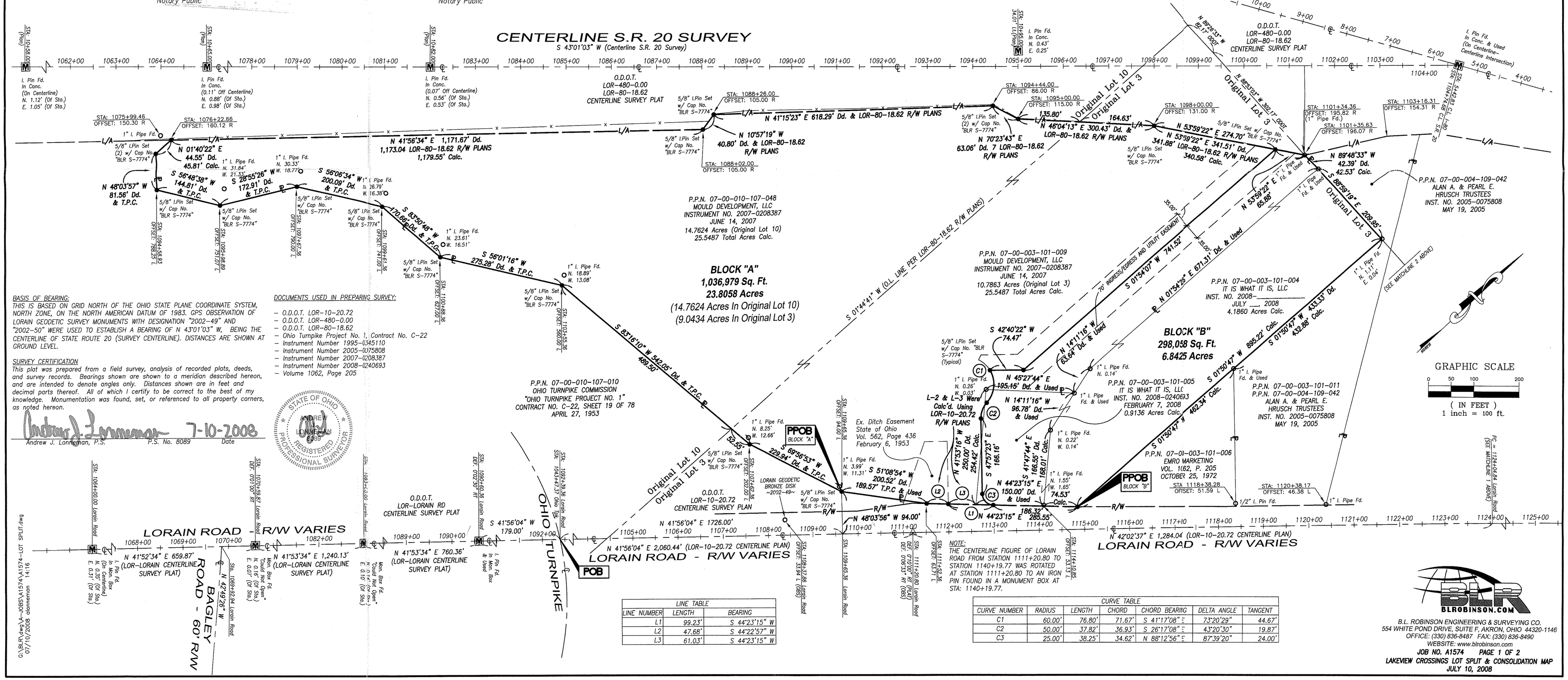


VICINITY MAP
SCALE: 1"=1500'

ACREAGE SUMMARY		
PPN 07-00-003-101-009	=	10.7863
PPN 07-00-010-107-048	=	14.7624
SPLIT 1	=	0.0246
SPLIT 2	=	-0.0069
SPLIT 3	=	0.0079
SPLIT 4	=	-1.7685
BLOCK A TOTAL	=	23.8058
PPN 07-00-003-101-004	=	4.1860
PPN 07-00-003-101-005	=	0.9136
SPLIT 1	=	-0.0246
SPLIT 2	=	0.0069
SPLIT 3	=	-0.0079
SPLIT 4	=	1.7685
BLOCK B TOTAL	=	6.8425
TOTAL ACREAGE	=	30.6483

LEGEND

~SEE SHEET 2 OF 2~



BASIS OF BEARING:
THIS IS BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, ON THE NORTH AMERICAN DATUM OF 1983. GPS OBSERVATION OF LORAIN GEODETIC SURVEY MONUMENTS WITH DESIGNATION "2002-49" AND "2002-50" WERE USED TO ESTABLISH A BEARING OF N 43°01'03" W, BEING THE CENTERLINE OF STATE ROUTE 20 (SURVEY CENTERLINE). DISTANCES ARE SHOWN AT GROUND LEVEL.

SURVEY CERTIFICATION
This plat was prepared from a field survey, analysis of recorded plats, deeds, and survey records. Bearings shown are shown to a meridian described hereon, and are intended to denote angles only. Distances shown are in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. Monumentation was found, set, or referenced to all property corners, as noted hereon.

Andrew J. Lonneman 7-10-2008
Andrew J. Lonneman, P.S. P.S. No. 8089 Date

STATE OF OHIO ANDREW J. LONNEMAN 8089 REGISTERED PROFESSIONAL SURVEYOR

DOCUMENTS USED IN PREPARING SURVEY:
- O.D.O.T. LOR-10-20.72
- O.D.O.T. LOR-480-0.00
- O.D.O.T. LOR-80-18.62
- Ohio Turnpike Project No. 1, Contract No. C-22
- Instrument Number 1995-0345110
- Instrument Number 2005-0075808
- Instrument Number 2007-0208387
- Instrument Number 2008-0240693
- Volume 1062, Page 205

NOTE:
THE CENTERLINE FIGURE OF LORAIN ROAD FROM STATION 1111+20.80 TO STATION 1140+19.77 WAS ROTATED AT STATION 1111+20.80 TO AN IRON PIN FOUND IN A MONUMENT BOX AT STA: 1140+19.77.

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	99.23'	S 44°23'15" W
L2	47.68'	S 44°22'57" W
L3	61.03'	S 44°23'15" W

CURVE TABLE						
CURVE NUMBER	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	60.00'	76.80'	71.67'	S 41°17'08" E	73°20'29"	44.67'
C2	50.00'	37.82'	36.93'	S 26°17'08" E	43°20'30"	19.87'
C3	25.00'	38.25'	34.62'	N 88°12'56" E	87°39'20"	24.00'

BLROBINSON.COM
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WEBSITE: www.blrobinson.com

JOB NO. A1574 PAGE 1 OF 2
LAKEVIEW CROSSINGS LOT SPLIT & CONSOLIDATION MAP
JULY 10, 2008

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07/10/2008 Andrew Lonneman 14:16