LOT SPLIT SURVEY

for

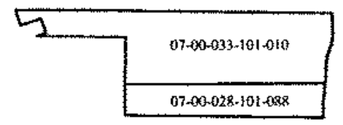
MSCFG, LLC

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 28 & 33.

TABLE OF OWNERSHIP	
Ⓐ	ELBERT INVESTMENTS , LLC 07-00-033-101-008 1.0000 ACRE (REC.)
Ⓑ	FJD PROPERTIES, LLC 07-00-033-101-009 INST. # 20040031146 0.33 OF AN ACRE (REC.)
Ⓒ	MSCFG, LLC 07-00-033-101-011 INST. # 20070236218 0.730 OF AN ACRE

TABLE OF MONUMENTS	
PIN	DESCRIPTION
P-1	5/8" IRON REBAR WITH CAP STAMPED "KS" FOUND 0.20' EAST 0.34' NORTH
P-2	3/4" IRON PIPE FOUND 0.79' WEST 0.13' SOUTH

PRE-SPLIT PARCEL SUMMARY



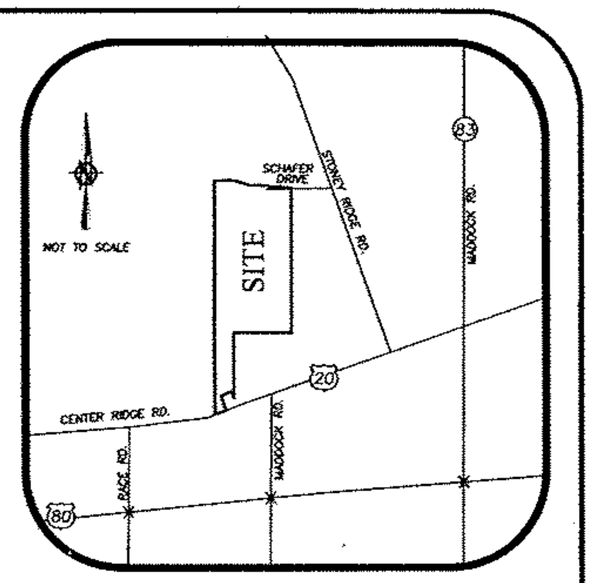
POST-SPLIT PARCEL SUMMARY

GRAPHIC SCALE

0 100 50 200

(IN FEET)

SCALE: 1" = 100'



BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF CENTER RIDGE ROAD (a.k.a. U.S. ROUTE 20) WHICH WAS ASSUMED TO BE NORTH 69° 29' 33" EAST

AS SURVEYED IN SEPTEMBER OF 2005

NOTE:

FOR THE SAFETY OF LIVESTOCK WITHIN THIS AREA THIS MONUMENT WAS NOT SET

FJD PROPERTIES LLC
07-00-033-101-016
MEADOW LAKES SUBDIVISION NO. 10
PLAT VOLUME 92 PAGES 33-39
REMAINDER "K"
INST. # _____

5/8" IRON REBAR WITH CAP STAMPED "KS" FOUND AND USED FOR LINE 0.06' SOUTH

N 00°10'48" W 209.08' (R&M)

S 79°08'12" W 225.41' (R&M)

231.35' (R) BW 231.52' (M)

183.51' (M) 184.13' (R) N 00°10'48" W

5/8" IRON REBAR WITH CAP STAMPED "KS" FOUND AND USED FOR LINE 1.86' SOUTH

EX. DITCH

T.P.O.B. REMAINDER PARCEL

EX. TREE ROW

EX. FENCE

1014.20'

N 00°33'11" E ABOUT 2900' (REC.) 2918.66' (MEAS.)

1904.46'

EX. 60'x100' BARN

SPLIT PARCEL
5.9834 ACRES

SEE NOTE

254.70' S 89°31'41" E

N 72°54'23" E 155.06' 210.00' (R) (M)

N 17°05'38" W 209.04' (R&M)

144.00' N 69°29'33" E (R&M)

N 20°30'27" W 212.00' (R&M)

118.33' (R&M)

N 00°28'19" E 964.69' 864.98' (REC. & MEAS.)

99.71'

T.P.O.B. SPLIT PARCEL

CENTER RIDGE ROAD (a.k.a. U.S. ROUTE 20)

N 69°29'33" E 559.85' (REC.) 459.24' (REC.) 559.72' (MEAS.)

MSCFG, LLC
07-00-033-101-010
INST. # 20070236217
PARCEL ONE
37.10 ACRES (REC.)
37.1107 ACRES (CALC.)

MSCFG, LLC
07-00-033-101-012
INST. # 20070236217
PARCEL TWO
9.19 ACRES (REC.)

RIGHT-OF-WAY MONUMENT FOUND 0.11' NORTH

RIGHT-OF-WAY MONUMENT FOUND 0.07' NORTH

768.48' (REC.) 768.20' (MEAS.)

458.57' (REC. & MEAS.)

759.92' (REC. & MEAS.)

301.35' (REC. & MEAS.)

S 89°29'45" E

MADDOCK ROAD (60')

O.L. 33

O.L. 28

N 00°24'34" W 810.93' (MEAS.)

N 00°24'34" W 1942.19' (MEAS.)

REMAINDER PARCEL
14.0241 ACRES (O.L. 28)
+31.1273 ACRES (O.L. 33)
45.1514 ACRES (TOTAL)

RAILROAD SPIKE FOUND & USED FOR LINE 0.05' SOUTH

MSCFG, LLC
07-00-028-101-066
INST. # 20070236217
PARCEL TWO
5.50 ACRES (REC.)
5.1231 ACRE (CALC.)

MSCFG, LLC
07-00-028-101-088
INST. # 20070236217
PARCEL ONE
12.83 ACRES (REC.)
14.0241 ACRES (CALC.)

308.08' (MEAS.) N 69°29'33" E 235.79' (MEAS.)

3/4" IRON PIPE FOUND AND USED FOR LINE 0.14' NORTH

N 00°29'42" E 700.00' (REC. & MEAS.)

SEE NOTE

N 00°29'42" E 1925.48' (MEAS.) 1922.44' (REC.)

1" IRON PIPE FOUND 0.12' EAST 0.06' NORTH

1" IRON PIPE FOUND & USED

5/8" IRON REBAR WITH CAP STAMPED "KS" FOUND AND USED FOR LINE 0.27' EAST

RIGHT-OF-WAY MONUMENT FOUND 0.14' NORTH

RIGHT-OF-WAY MONUMENT FOUND 0.07' SOUTH

P.O.C.

STONEY RIDGE ROAD (60')

N 22°45'09" W

RAILROAD SPIKE FOUND & USED FOR LINE 0.08' NORTH

MSCFG, LLC
07-00-028-101-005
INST. # 20070236217
PARCEL THREE
9.49 ACRES

SANDRA COUNTS
07-00-028-101-008
O.R. VOLUME 1055
PAGE 597
0.49 ACRE

MARIE COSTIN
07-00-028-101-009
INST. #20030917366
0.83 ACRE

SCHAEFER DRIVE (R/W VARIES)

N 89°52'24" E

EX. DITCH

EX. FENCE

S 81°22'47" E 77.46'

S 72°32'35" E 182.08'

S 87°14'54" E 127.83'

S 84°50'40" E 100.83'

254.27' S 84°50'40" E

N 87°28'33" E 78.68'

FJD PROPERTIES LLC
07-00-033-120-001
MEADOW LAKES SUBDIVISION NO. 10
PLAT VOLUME 92
PAGES 33-39
BLOCK "BBBBBBB"
INST. #

FJD PROPERTIES LLC
07-00-028-101-164
MEADOW LAKES SUBDIVISION NO. 11
P.V. 94 P. 47-50
REMAINDER

TABLE OF LINES		
LINE	BEARING	DISTANCE
L-1	N 69°29'33" E	100.61' (R&M)
L-2	N 72°54'23" E	55.94' (R&M)
L-3	N 00°44'30" W	160.71' (M) 160.96' (R) 160.00' (R)
L-4	S 72°27'06" W	90.02' (MEAS.) 90.00' (REC.)
L-5	S 00°20'53" E	160.29' (MEAS.) 160.00' (REC.)
L-6	N 72°54'23" E	90.96' (MEAS.) 90.00' (REC.)
L-7	N 36°54'29" W	35.24'
L-8	N 72°54'23" E	125.95'
L-9	N 20°30'27" W	93.67' (R&M)

LEGEND OF SYMBOLS AND LINETYPES

℄	CENTERLINE OF RIGHT-OF-WAY
O	IRON PIPE OR PIN FOUND AS INDICATED
●	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
(F) (FND.)	FOUND
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
(C) (CALC.)	CALCULATED
R/W	RIGHT-OF-WAY LINE

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT SPLIT SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO MSCFG, LLC, RECORDED AS PARCEL ONE IN INSTRUMENT NUMBER 20070236217 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 51.1348 ACRES OF LAND OF WHICH 14.0241 ACRES OF LAND ARE LOCATED IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 28 AND 37.1107 ACRES OF LAND ARE LOCATED IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 33, 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. 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.

Christopher M. Hirzel 6/19/2009

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

DATE

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

REVISION	DATE:	BY:	DESCRIPTION:
	06-17-09	CMH	ISSUE TO CLIENT

DRAWN BY: AMK / BDA

CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 06-2430-13-P

J:\06\2430-13\STTORE\07-2430-13 GENERAL\06-2430-13-P FRANKS BARN LEGAL & EXHIBIT\DRAWINGS\06-2430-13-P MASTER.DWG

#027114
APPROVED
LORAIN CO.
MAP DEPT
DATE 6-29-09
07-00-033-101-010
PAGE 7 B
BY JHAHN
#09-027114