JOSEPH A. & DENISE M. NIZNIK
BOUNDARY SURVEY

SITUATED IN THE TOWNSHIP OF PENFIELD, COUNTY OF LORAIN, STATE OF OHIO BEING PART OF ORIGINAL PENFIELD TOWNSHIP TRACT NUMBER 5, LOT NUMBER 6

INST. # 20010795149 — 19-05-006-000-024

3.786 ACRES (REC.) — 3.7800 ACRES (MEAS.)

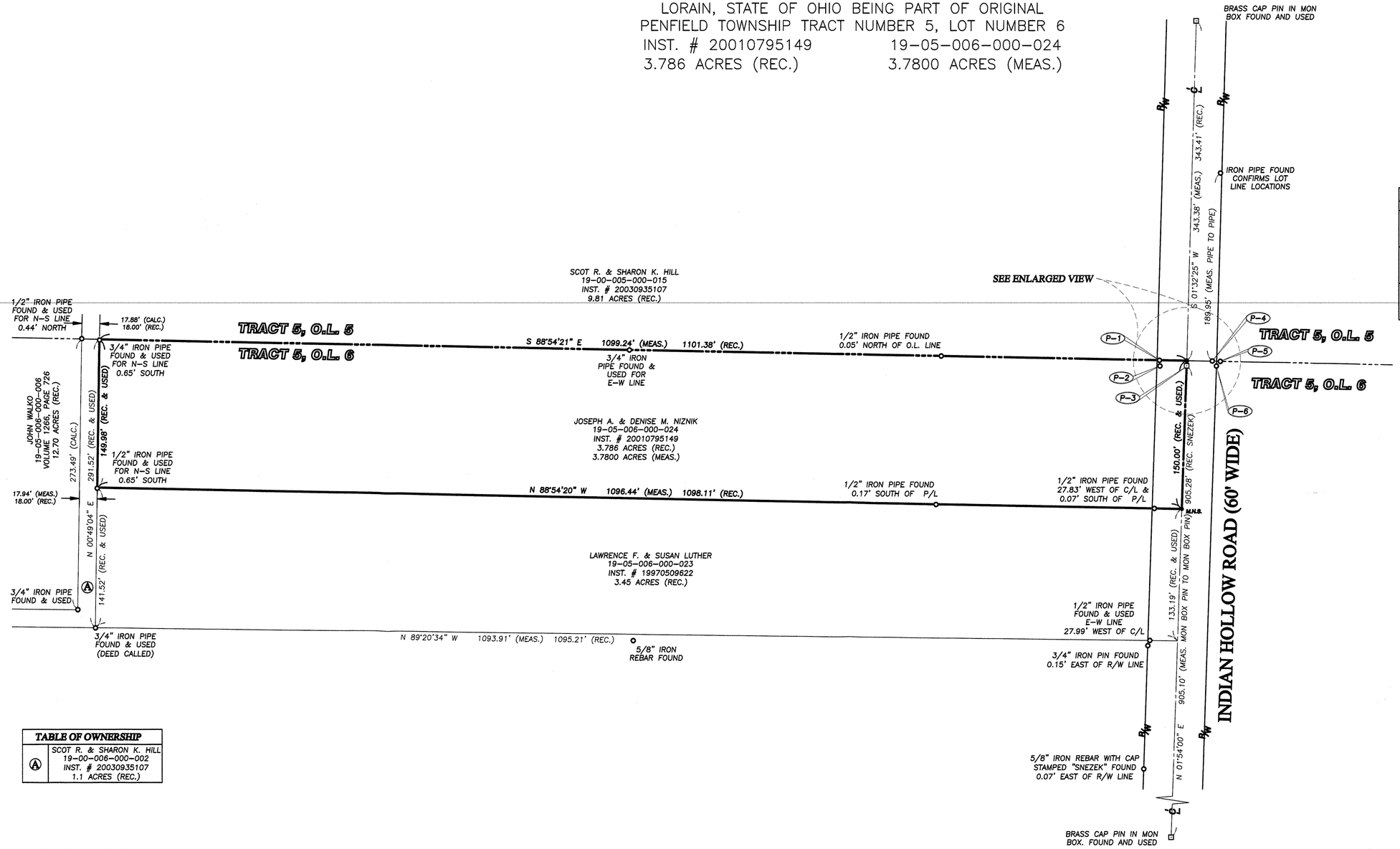
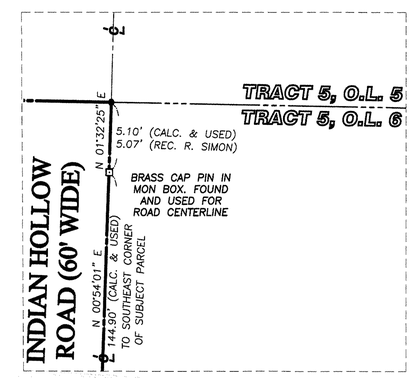


TABLE OF MONUMENTS			
PIN	DESCRIPTION	PIN	DESCRIPTION
P-1	1/2" IRON PIPE FOUND & USED NORTH LINE O.L. 6 27.66' WEST OF C/L	P-4	IRON PIPE OUT OF GROUND FOUND ON LINE
P-2	1/2" IRON PIPE FOUND 5.72' SOUTH OF LOT LINE	P-5	FENCE POST FOUND ON NORTH LINE O.L. 6
P-3	BRASS CAP PIN IN MON BOX FOUND AND USED FOR ROAD CENTERLINE	P-6	5/8" IRON REBAR WITH CAP STAMPED "T SIMON FOUND ON R/W LINE



ENLARGED VIEW
SCALE: 1" = 5'

TABLE OF OWNERSHIP	
A	SCOT R. & SHARON K. HILL 19-00-006-000-002 INST. # 20030935107 1.1 ACRES (REC.)

SURVEYORS 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 TOWNSHIP OF PENFIELD COUNTY OF LORAIN, STATE OF OHIO KNOWN AS BEING PART OF ORIGINAL PENFIELD TOWNSHIP TRACT NUMBER 5, LOT NUMBER 6, AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO JOSEPH A. & DENISE M. KIZNIK AS RECORDED IN INSTRUMENT NUMBER 20010795149 OF THE LORAIN COUNTY DEED VOLUMES CONTAINING WITHIN SAID BOUNDS 3.7800 ACRES OF LAND BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. 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.

STATE OF OHIO — RICHARD A. FREDRICKSON — 7051 — REGISTERED — SURVEYOR

11-13-09

RICHARD A. FREDRICKSON, P.S. 8285 — DATE

LEGEND:

- ○ IRON PIN/PIPE FOUND AS NOTED
- ⊡ MONUMENT BOX FOUND AS NOTED
- ● 5/8" IRON REBAR WITH CAP STAMPED "FREDRICKSON" SET
- M.N.S. MAGNETIC NAIL SET
- ● 3/8" MAGNETIC SPIKE SET

BASIS OF BEARING:

A PORTION OF THE CENTERLINE OF INDIAN HOLLOW ROAD (60' WIDE) BETWEEN TWO (2) IRON PINS FOUND WITH BRASS CAPS FORMING A BEARING BEING NORTH 01°54'00" EAST A DISTANCE OF 905.10 FEET.

SURVEY PLAT BASED UPON A FIELD SURVEY PERFORMED ON JULY 29th 2009 & AUGUST 4th 2009 BY RICHARD A. FREDRICKSON, P.S.

REFERENCES USED:

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- PLAT OF SURVEY PREPARED FOR EDNA BAUER IN MARCH OF 1996 BY RODGER G. SIMON P.S. 5101
- PLAT OF SURVEY PREPARED FOR EDWARD DRENNAN IN SEPTEMBER OF 1972 BY LAUNDON, HUFFMAN & SIMON
- PLAT OF SURVEY PREPARED FOR RODGER D. & CYNTHIA J. SMITH IN JULY OF 2000 BY THOMAS M. SNEZEK P.S. 7051

GRAPHIC SCALE
0 50 25 10
(IN FEET)
SCALE: 1" = 50'

REV.	DESCRIPTION	BY	DATE
1	ISSUE TO CLIENT	BA	11/10/09

JOSEPH A. & DENISE M. NIZNIK
BOUNDARY SURVEY
SITUATED IN THE TOWNSHIP OF PENFIELD, COUNTY OF LORAIN, STATE OF OHIO BEING PART OF ORIGINAL PENFIELD TOWNSHIP TRACT NUMBER 5, LOT NUMBER 6

RAFTER A. LTD LAND SURVEYING & ENGINEERING
10980 LaGRANGE ROAD, ELYRIA, OHIO 44035

DRAWN BY: BA — CHECKED BY: RAF
SCALE: 1" = 50'
DATE: NOVEMBER 10th, 2009
JOB NUMBER: 09-013