LOT SPLIT & CONSOLIDATION SURVEY

for

SPITZER GREAT LAKES LTD. COMPANY

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP NUMBERS 1 & 3, TRACT NO. 1
JANUARY 2010

GRAPHIC SCALE

0 15 30 60

(IN FEET)

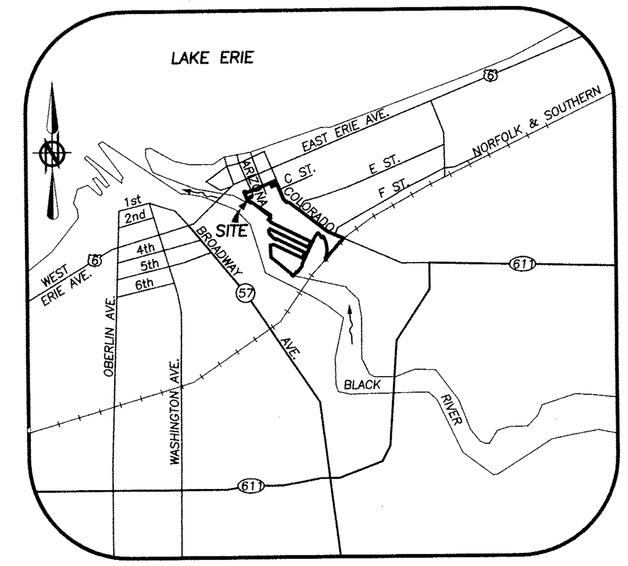
SCALE: 1" = 30'

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF ARIZONA AVENUE WHICH WAS ASSUMED TO BE SOUTH 22° 38' 00" EAST AS SHOWN ON THE PLAT OF RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 2 AS RECORDED IN P.V. 76 P. 74-75

AS SURVEYED IN NOVEMBER OF 2009

LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- IRON PIPE OR PIN FOUND (AS INDICATED)
- 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- M.N.F. MASONRY NAIL FOUND
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE PLACE OF BEGINNING
- (R) (REC.) RECORD
- (M) (MEAS.) MEASURED
- (CALC.) CALCULATED
- (U) USED
- R/W RIGHT-OF-WAY LINE
- MONUMENT BOX WITH 5/8" IRON REBAR FOUND & USED



VICINITY MAP NOT TO SCALE

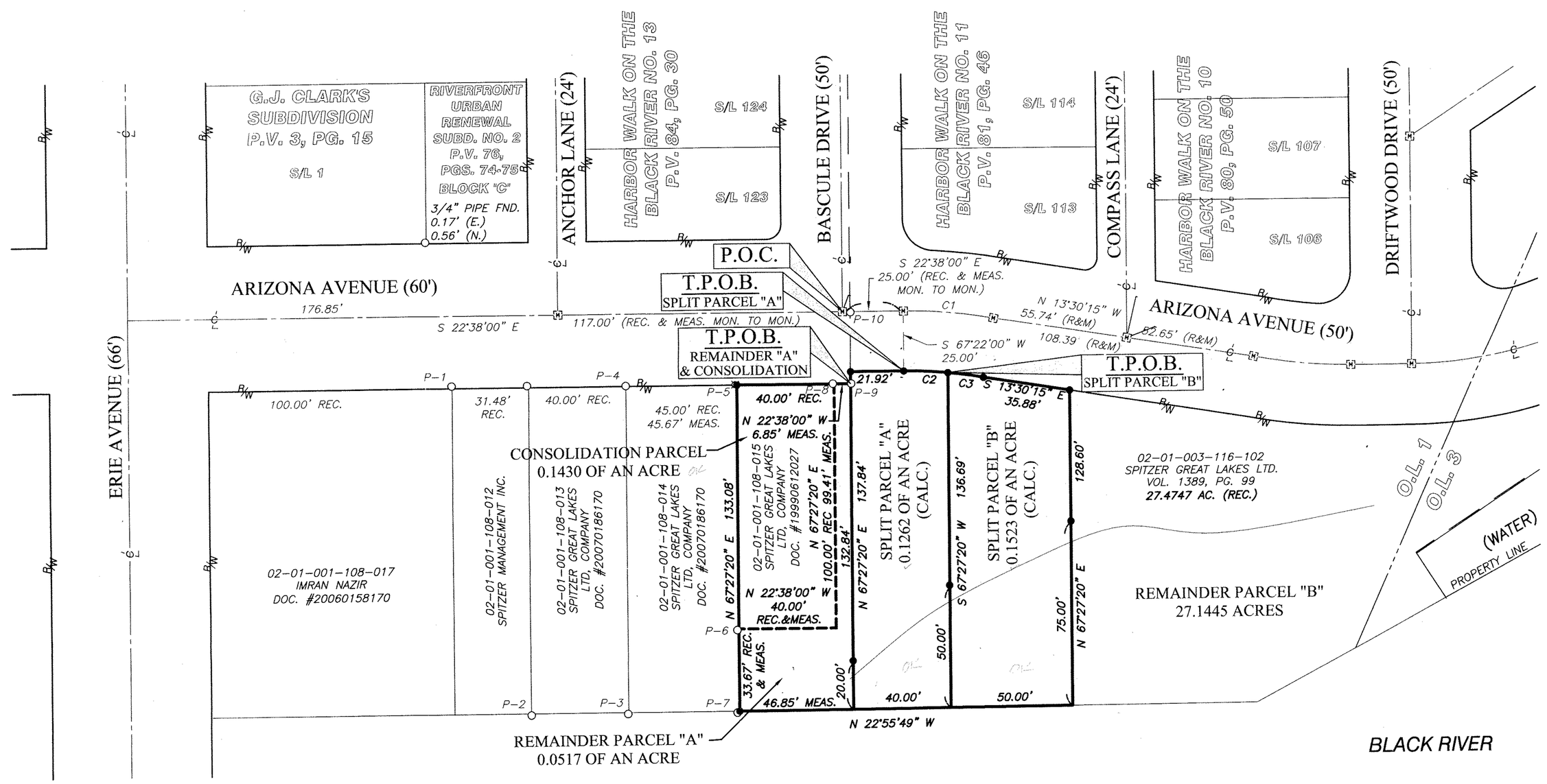


TABLE OF PINS & MONUMENTS	
P-1	5/8" PIN FND. (BENT) 0.96' (E.), 0.54' (N.)
P-2	IRON PIPE FND. & USED FOR LINE 0.55' (W.)
P-3	IRON PIN FND. CAPPED "SIMON" 0.60' (W.)
P-4	5/8" PIN FND. (BENT) 0.63' (E.), 0.92' (N.)
P-5	CROSS FOUND 0.15' (E.), 0.69' (N.)
P-6	RAILROAD SPIKE FOUND 0.63' (W.), 0.45' (N.)
P-7	IRON REBAR FND. CAPPED "BRAMHALL" 0.91' (W.), 0.63' (N.)
P-8	IRON PIPE FND. 0.10' (W.), 0.49' (N.)
P-9	IRON PIPE FND. 0.15' (E.), 0.13' (S.)
P-10	RAILROAD SPIKE FND. 0.15' (W.), 0.20' (S.)

CURVE TABLE						
LABEL	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	37.16	200.00	37.11	N17°18'37"W	18.63	10°38'46"
C2	18.10	175.00	18.09	N19°40'08"W	9.06	5°55'44"
C3	14.73	175.00	14.72	N14°17'37"W	7.37	4°49'19"

02805
APPROVED LORAIN CO. MAP DEPT
DATE 2-25-10
NEW 02-01-003-116-102
PARCEL 02-01-003-A
BY J Hatfield
#10-02805
02-01-001-108-015
#44743

APPROVED
AS TO DESCRIPTION ONLY
Date 2-2-10
City of Lorain
Per J. F. Rogers B.S.
Engineering Dept.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION..... NO PLAT REQUIRED
2-2-10

SURVEYOR'S CERTIFICATE:

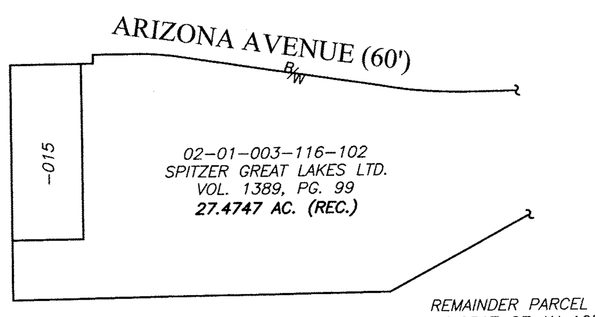
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT SPLIT AS SHOWN HEREON, SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO SPITZER GREAT LAKES LTD., COMPANY AS RECORDED IN VOLUME 1389, PAGE 99 OF THE LORAIN COUNTY DEED RECORDS AND CONTAINING 27.4747 ACRES OF LAND IN ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBERS 1 AND 3, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED ○ 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 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.

1/29/10

MICHAEL C. BRAMHALL, P.S., P.E.
REGISTERED OHIO SURVEYOR NO. 8073

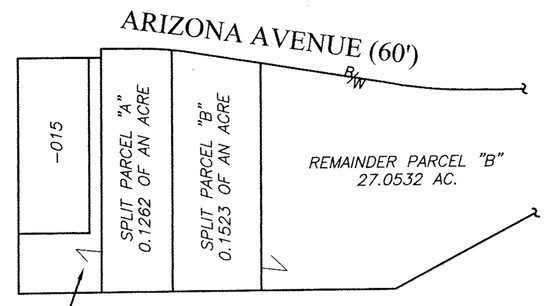
STATE OF OHIO · MICHAEL BRAMHALL · S-8073 · REGISTERED · PROFESSIONAL SURVEYOR

DATE



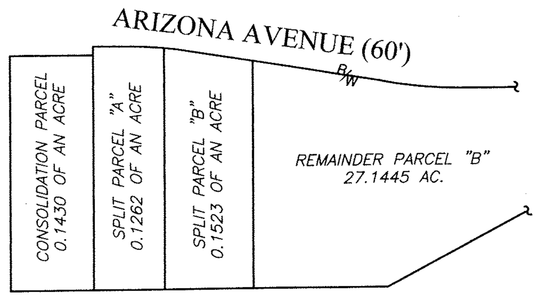
PRE-SPLIT SUMMARY

NOT TO SCALE



POST-SPLIT SUMMARY

NOT TO SCALE



POST-CONSOLIDATION SUMMARY

NOT TO SCALE

REVISION(S)		
DATE:	BY:	DESCRIPTION:
1-28-10	MCB	ISSUE TO CLIENT FOR REVIEW

DRAWN BY: BMM

CHECKED BY: MCB

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. 09-2861