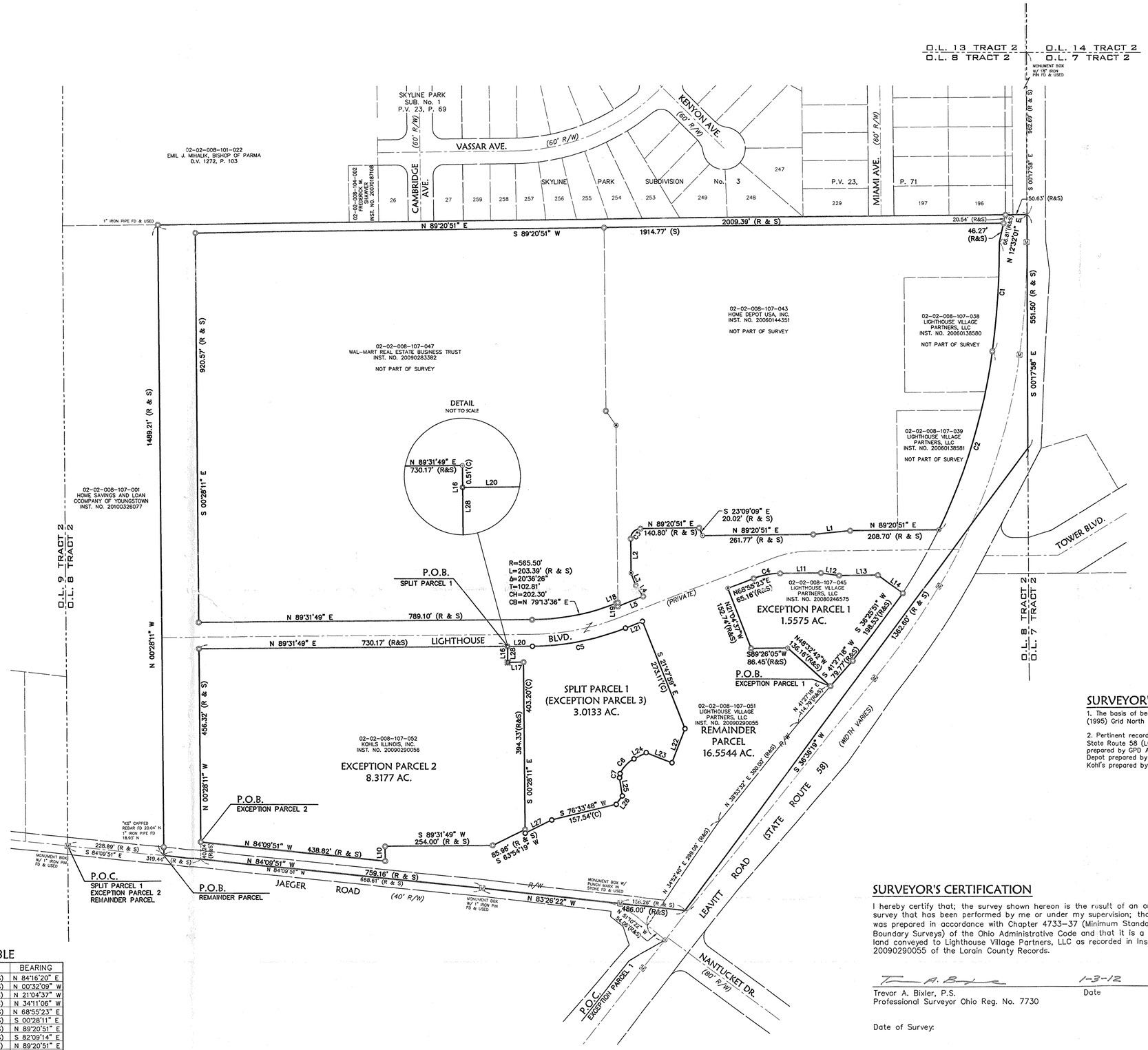

LEGEND

- MONUMENT BOX FOUND
- "KS" CAPPED REBAR FOUND UNLESS NOTED OTHERWISE
- DRILLHOLE FOUND
- MAGNAIL FOUND
- MAGNAIL SET
- CATCH BASIN
- 5/8"x30" CAPPED REBAR SET MARKED "KS ASSOCS INC PROP MARKER
- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- ORIGINAL LOT LINE

ABBREVIATIONS

C	CALCULATED
FD	FOUND
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RECORD
R/W	RIGHT OF WAY
S	SURVEYED

SURVEYOR'S NOTES

1. The basis of bearings for this survey is Ohio State Plane, North Zone NAD83 (1995) Grid North based on GPS observations performed in March of 2001.

2. Pertinent records used are as shown hereon and include Lorain County Tax Maps, State Route 58 (LOR-58-(23.81-24.66)) Right of Way plans, ALTA/ACSM survey prepared by GPD Associates dated November 10, 2005, Lot Split Plat for Home Depot prepared by GPD Associates dated March 27, 2006 and Lot Split Plat for Kohl's prepared by GPD Associates date March 27, 2006.

SURVEYOR'S CERTIFICATION

I hereby certify that; the survey shown hereon is the result of an on-the-ground survey that has been performed by me or under my supervision; that the survey was prepared in accordance with Chapter 4733-37 (Minimum Standards for Boundary Surveys) of the Ohio Administrative Code and that it is a survey of the land conveyed to Lighthouse Village Partners, LLC as recorded in Instrument No. 20090290055 of the Lorain County Records.

T. A. Bixler 1-3-12

Trevor A. Bixler, P.S.
Professional Surveyor Ohio Reg. No. 7730

Date

Date of Survey:

STATE OF OHIO TREVOR A. BIXLER 7730 REGISTERED PROFESSIONAL SURVEYOR

03001

APPROVED LORAIN CO. MAP DEPT
DATE 2-22-12
PAGE 2.02.008-B
BY J Hatfield
12-03001

02-02-008-107-053
054

APPROVED
AS TO DESCRIPTION ONLY
Date 1/12
City of Lorain
Per G. Potter
Engineering Dept.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION THIS PLAT REVIEWED
2-1-12
SECRETARY LORAIN CITY PLANNING COMMISSION

100 0 100 200
SCALE IN FEET
SCALE 1"=100'

LINE TABLE

LINE	LENGTH	BEARING
L1	88.46' (R & S)	N 84°16'20" E
L2	80.75' (R & S)	N 00°32'09" W
L3	32.21' (R & S)	N 21°04'37" W
L4	31.70' (R & S)	N 34°11'06" W
L5	65.00' (R & S)	N 68°55'23" E
L10	35.02' (R & S)	S 00°28'11" E
L11	96.88' (R & S)	N 89°20'51" E
L12	43.98' (R & S)	S 82°09'14" E
L13	91.00' (R & S)	N 89°20'51" E
L14	73.46' (R & S)	S 53°14'27" E
L16	38.00' (R & S)	S 00°28'11" E
L17	37.50' (R & S)	N 89°31'49" E
L18	5.13' (R & S)	N 68°55'23" E
L19	9.08' (R & S)	S 00°32'09" E
L20	58.93' (C)	N 89°31'49" E
L21	44.00' (C)	N 68°55'23" E
L22	85.92' (C)	S 21°20'32" W
L23	66.05' (C)	N 68°39'28" W
L24	33.08' (C)	S 63°18'55" W
L25	43.66' (C)	S 08°39'34" E
L26	24.37' (C)	S 36°33'06" W
L27	70.26' (C)	S 63°54'19" W
L28	37.48' (C)	N 00°28'11" W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	1845.28'	257.65' (R & S)	08°00'00"	129.03'	N 03°33'32" E	257.44'
C2	1367.39'	442.48' (R & S)	18°32'26"	223.19'	N 16°49'45" E	440.55'
C3	23.50'	36.87' (R & S)	89°53'00"	23.45'	N 44°24'21" E	33.20'
C4	181.00'	64.52' (R & S)	20°25'28"	32.61'	N 79°08'07" E	64.18'
C5	628.31'	225.98' (C)	20°36'26"	114.22'	N 79°13'36" E	224.76'
C6	72.00'	48.67' (C)	38°43'54"	25.31'	S 43°56'58" W	47.75'
C7	17.00'	9.86' (C)	33°14'35"	5.07'	S 07°57'44" W	9.73'

BY	DATE	REVISIONS

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES

PARCEL SPLIT MAP

OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 8, TRACT NO. 2
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

DRAWN	TAB
CHECKED	
DATE	1/3/12
SCALE	1"=100'
JOB No.	05181-2
SHEET	P-1

1 OF 1 SHEETS

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