BOUNDARY SURVEY

for

CONSOLIDATED INVESTORS GROUP

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 46, 47, 54, AND 55.

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF STATE ROUTE 58 (a.k.a. LEAVITT ROAD) WHICH WAS ASSUMED TO BE NORTH 01° 44' 34" WEST

SURVEYED ON: NOVEMBER 10th, 2004

GRAPHIC SCALE
0 100 200 400
(IN FEET)
SCALE: 1"=200'

APPROVED
LORAIN CO.
MAP DEPT
DATE 2-3-12
PAGE 5-6
BY R. MAINES
#12-02995

05-00-046-000-045
-047-000-004,-029
-054-000-005,-053
-055-000-015,-017,-018,-029

TABLE OF OWNERSHIP

(A)	05-00-047-000-027 CONSOLIDATED INVESTORS GROUP VOLUME 1256 PAGE 682 0.19 ACRES (T.M.) 0.4636 ACRES (CALC.)
(B)	05-00-046-000-023 OHIO TURNPIKE COMMISSION O.R. VOLUME 842, PAGE 90 22.528 ACRES (REC.) 22.63 ACRES (TM) 22.2828 ACRES (CALC.)
(C)	05-00-047-000-019 FIOR, L.L.C. DOC. # 20030931740 8.9182 ACRES (REC.) 8.9728 ACRES (CALC.)
(D)	05-00-047-000-016 LORAIN COUNTY VISITORS BUREAU DOC. # 20010767278 1.1476 ACRES (REC.) 1.1506 ACRES (CALC.)
(E)	05-00-047-000-017 FIVE SISTERS, LLC DOC. # 20030957968 1.1478 ACRES (REC. & CALC.)
(F)	05-00-047-000-014 CAMERA FAMILY, LLC DOC. # 20090302533 0.92 ACRES (REC.)
(G)	05-00-054-000-039 AARON R. TAYLOR, ET AL O.R. VOLUME 1482, PAGE 859 5.78 ACRES (REC.) 5.7656 ACRES (CALC.)
(H)	05-00-054-000-046 WILHELM G. SPIEGELBERG, II & FAITH D. HOFFMAN DOC. # 20090901051 2.4906 ACRES (REC.) 2.4909 ACRES (CALC.)
(J)	05-00-054-000-045 JEFFREY P. & JANET L. ECKENRODE DOC. # 20000689455 3.6391 ACRES (REC.) 3.6395 ACRES (CALC.)
(K)	05-00-054-000-044 DEWEY F. & ELLEN M. HEMBREE DOC. # 1998052703 7.5909 ACRES (REC.) 7.5827 ACRES (CALC.)
(L)	05-00-054-000-018 JAMES A. WRIGHT O.R. VOLUME 44, PAGE 312 5.013 ACRES (REC.) 5.0119 ACRES (CALC.)
(M)	05-00-054-000-027 DONALD L. & NANCY L. PENNY DOC. # 19990607810 16.39 ACRES (REC.) 16.3708 ACRES (CALC.)
(N)	05-00-054-000-037 NEIL J. LYNCH DOC. # 19990623282 3.464 ACRES (REC.) 3.4724 ACRES (CALC.)
(P)	05-00-054-000-038 RYAN J. & DEBBIE S. CHESMAR DOC. # 199805543034 1.536 ACRES (REC.) 1.5360 ACRES (CALC.)
(Q)	05-00-054-000-005 CONSOLIDATED INVESTORS GROUP VOLUME 1256, PAGES 681-682 0.4106 OF AN ACRE (REC.) 0.4101 OF AN ACRE (CALC.) PARCEL #6
(R)	05-00-054-000-026 JAMES A. WRIGHT O.R. VOLUME 46, PAGE 258 0.19 OF AN ACRE (REC.) 0.1423 OF AN ACRE (CALC.)
(S)	05-00-055-000-006 JAY BARDAR DOC. # 20100326577 0.4106 OF AN ACRE (REC.) 0.4101 OF AN ACRE (CALC.)
(T)	05-00-055-000-016 JAY BARDAR DOC. # 20100326577 ABOUT 0.50 OF AN ACRE (REC.) 0.4994 OF AN ACRE (CALC.)
(U)	05-00-055-000-028 JEFFERY PILARSH DOC. # 20020812694 1.00 ACRE (REC.) 0.9997 OF AN ACRE (CALC.)
(V)	05-00-055-000-037 7836 OBERLIN, LTD DOC. # 20080271282 2.8442 ACRES (REC.) 2.8443 ACRES (CALC.)
(W)	05-00-055-000-038 OHIO TURNPIKE COMMISSION DOC. # 20030946342 0.49 OF AN ACRE (REC.)
(X)	05-00-055-000-010 HARLEY J. STEFFY & JUDY VERRICCHIO 1.43 ACRES (REC.)
(Y)	05-00-055-000-024 JEFFERY A. & CATHERINE E. BENSON O.R. VOLUME 378, PAGE 704 1.76 ACRE (REC.)
(Z)	05-00-055-000-005 OHIO TURNPIKE COMMISSION TURNPIKE NUMBER 115-D 2.3 ACRES (REC.)

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	N 88°15'26"E	60.00'
L-2	N 01°44'34" W	32.32'
L-3	N 02°59'47" E	102.99'
L-4	N 02°50'28" E	206.32'
L-5	N 41°46'06" E	323.41'
L-6	N 77°18'54" E	260.75'
L-7	N 76°39'54" E	62.87'
L-8	N 65°48'55" E	74.44'
L-9	N 40°41'32" E	58.72'
L-10	N 44°03'44" E	281.02'
L-11	N 87°24'56" E	128.70'
L-12	N 43°17'16" E	267.09'
L-13	N 09°40'04" E	161.76'
L-14	N 33°18'39" E	305.33'
L-15	N 41°08'55" E	300.38'
L-16	N 34°23'40" E	195.32'
L-17	N 32°00'54" E	94.01'
L-18	N 32°00'54" E	182.72'
L-19	N 32°00'54" E	117.31'
L-20	N 44°55'42" E	277.82'
L-21	N 63°52'52" E	357.87'
L-22	N 63°20'49" E	249.81'
L-23	N 75°59'34" E	105.45' (R) 105.51' (M)
L-24	N 88°39'54" E	34.23' (R) 34.24' (M)
L-25	N 41°56'44" E	43.57' (R) 43.43' (M)
L-26	N 01°44'34" W	28.00' (R&M)
L-27	S 88°16'06" W	30.00' (R&M)
L-28	N 88°25'14" E	60.00' (R) 59.99' (M)
L-29	N 88°24'23" E	400.00' (R&M)'
L-30	N 88°24'23" E	400.00' (R&M)'
L-31	N 88°24'23" E	400.00' (R&M)'
L-32	N 88°24'27" E	400.00' (R&M)'
L-33	N 01°44'34" W	100.00' (R&M)
L-34	N 01°44'34" W	125.00' (R&M)
L-35	N 01°44'34" W	125.00' (R) 125.35' (M)
L-36	N 01°44'34" W	124.95' (R) 125.26' (M)
L-37	N 01°44'34" W	125.00' (R&M)
L-38	N 01°44'34" W	100.00' (R&M)
L-39	N 01°55'54" W	58.84' (R&M)
L-40	N 88°04'06" E	55.00' (R&M)
L-41	N 01°55'54" W	25.00' (R&M)
L-42	N 88°03'56" E	228.00' (R&TM) 228.14' (MEAS.)
L-43	N 00°44'19" W	78.33' (R&TM&M)
L-44	N 00°44'19" W	143.43' (R&TM) 143.35' (MEAS.)
L-45	N 06°41'32" E	175.00' (R&TM) 173.91' (MEAS.)
L-46	N 06°41'32" E	164.12' (R&TM) 164.11' (MEAS.)
L-47	N 06°41'32" E	145.00' (R&TM&M)
L-48	N 01°44'14" E	148.61' (R&TM&M)
L-49	N 06°41'32" E	150.00' (R&TM&M)
L-50	N 01°51'34" W	141.50' (R&M)
L-51	N 01°51'34" W	169.74' (TM&M)
L-52	N 06°44'23" E	209.62' (R&TM&M)
L-53	N 86°21'54" W	327.05' (TM&M)
L-54	N 84°34'59" W	334.06' (R&TM&M)
L-55	N 86°21'54" W	172.95' (R&TM&M)
L-56	S 87°16'42" W	119.50' (R&TM&M)
L-57	S 06°26'11" W	30.00' (R&TM&M)
L-58	N 06°44'50" E	167.00' (R&TM&M)
L-59	N 06°44'50" E	5.00' (R&M) 0.00' (TM)
L-60	N 19°37'01" E	33.46' (R&M)
L-61	N 19°37'01" E	173.29' (R) 176.22' (M)
L-62	N 19°37'01" E	206.75' (R) 209.68' (M)
L-63	N 19°37'01" E	160.28' (R&TM&M)
L-64	S 89°00'17" W	262.16' (R&TM&M)
L-65	N 01°01'16" W	150.00' (R&TM) 149.96' (MEAS.)
L-66	N 89°00'17" E	318.63' (R&TM&M)
L-67	N 00°58'53" W	3 chains 96 links (R) 261.36' (TM&M)
L-68	N 00°58'53" W	282.96'
L-69	N 01°10'53" W	3 chains 90 links (R) 257.40' (TM&M)
L-70	N 00°58'53" W	100.00' (R&TM&M)
L-71	N 00°59'32" W	66.60' (R&TM&M)
L-72	N 00°59'32" W	100.00' (R&TM&M)
L-73	N 88°47'58" E	216.00' (R&TM) 216.01' (MEAS.)
L-74	N 88°47'58" E	100.00' (R&TM&M)
L-75	N 19°37'01" E	25.74' (R&TM) 23.46' (MEAS.)
L-76	N 00°58'53" W	20.43' (R&TM) 21.60' (MEAS.)
L-77	N 19°37'01" E	83.19' (TAX MAP) 83.51' (MEAS.)
L-78	N 19°37'01" E	85.00' (R&TM&M)
L-79	N 19°37'01" E	149.16' (TAX MAP) 149.34' (MEAS.)
L-80	N 01°07'55" W	79.38' (R&TM) 79.38' (MEAS.)
L-81	N 88°40'24" E	225.00' (R&TM&M)
L-82	N 88°40'24" E	289.07' (R&TM&M)
L-83	N 88°40'24" E	258.96' (R&TM&M)

TABLE OF MONUMENTS

PIN	DESCRIPTION
M-1	FOUND 5.46' WEST 0.19' SOUTH
P-1	IRON PIN FOUND 19.64' EAST 2.83' NORTH
P-2	1/2" IRON PIPE FOUND 1.22' EAST 0.82' NORTH
P-3	IRON PIN FOUND 0.04' SOUTH
P-4	3/4" IRON PIPE FOUND 0.14' WEST
P-5	IRON PIN FOUND 0.78' SOUTH
P-6	IRON PIPE FOUND 0.42' EAST 1.43' SOUTH
P-7	3/4" IRON PIPE FOUND 0.31' NORTH
P-8	1" IRON PIN WITH CAP STAMPED "ODOT" FOUND & USED
P-9	3/4" IRON PIPE FOUND & USED
P-10	3/4" IRON PIPE FOUND & USED
P-11	1" IRON PIPE FOUND & USED
P-12	1" IRON PIPE FOUND 0.10' WEST 0.05' NORTH
P-15	1" IRON PIPE FOUND & USED FOR LINE 1.92' WEST

TABLE OF OWNERSHIP

(AA)	05-00-054-000-051 PATRICIA WRIGHT & CATHERINE VARNER DOC. # 201003360019 1.00 ACRES (REC.)
(BB)	05-00-054-000-052 PATRICIA WRIGHT & CATHERINE VARNER DOC. # 201003360020 1.95 ACRES (REC.)
(CC)	05-00-047-000-024 OHIO TURNPIKE COMMISSION DOC. # 20050063113
(DD)	05-00-047-000-025 OHIO TURNPIKE COMMISSION DOC. # 20050063113
(EE)	05-00-047-000-036 OHIO TURNPIKE COMMISSION DOC. # 20050063113

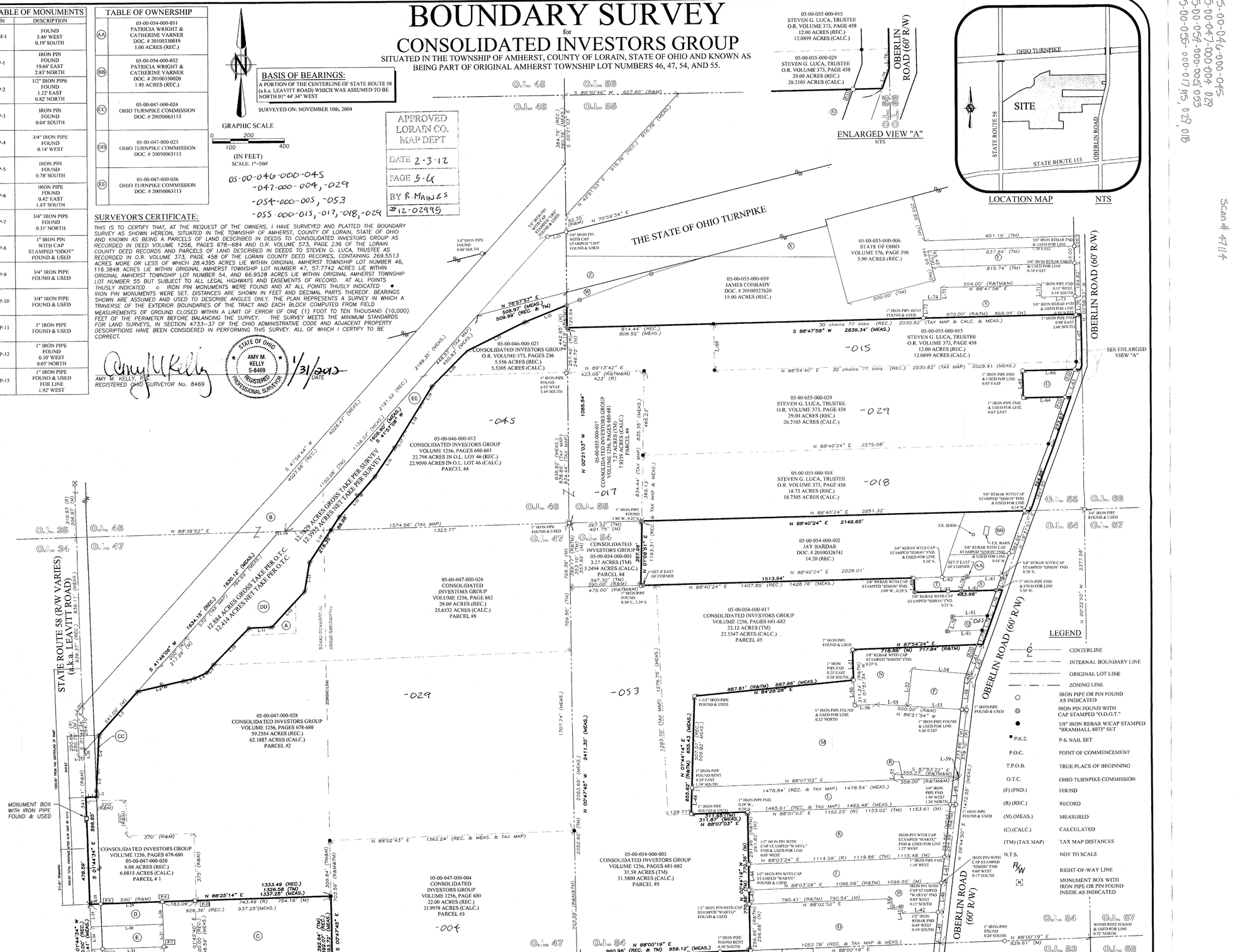
SURVEYOR'S CERTIFICATE:

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 AMHERST, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCELS OF LAND DESCRIBED IN DEEDS TO CONSOLIDATED INVESTORS GROUP AS RECORDED IN DEED VOLUME 1256, PAGES 676–684 AND O.R. VOLUME 573, PAGE 236 OF THE LORAIN COUNTY DEED RECORDS AND PARCELS OF LAND DESCRIBED IN DEEDS TO STEVEN G. LUCA, TRUSTEE AS RECORDED IN O.R. VOLUME 373, PAGE 458 OF THE LORAIN COUNTY DEED RECORES, CONTAINING 269.5513 ACRES MORE OR LESS OF WHICH 28.4395 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NUMBER 46, 116.3848 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NUMBER 47, 57.7742 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NUMBER 54, AND 66.9528 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NUMBER 55 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 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.

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8469

STATE OF OHIO
AMY M. KELLY
S-8469
REGISTERED
PROFESSIONAL SURVEYOR

1/31/2012
DATE


THE STATE OF OHIO TURNPIKE
OBERLIN ROAD (60' R/W)
STATE ROUTE 58 (R/W VARIES) (a.k.a. LEAVITT ROAD)
ENLARGED VIEW "A"
NTS
LOCATION MAP
NTS
OHIO TURNPIKE
SITE
STATE ROUTE 58
STATE ROUTE 113
OBERLIN ROAD
SEE ENLARGED VIEW "A"
MONUMENT BOX WITH IRON PIPE FOUND & USED
05-00-046-000-045
CONSOLIDATED INVESTORS GROUP
O.R. VOLUME 573, PAGES 236
5.556 ACRES (REC.)
5.5305 ACRES (CALC.)
05-00-046-000-012
CONSOLIDATED INVESTORS GROUP
VOLUME 1256, PAGES 680-681
22.798 ACRES IN O.L. LOT 46 (REC.)
22.9090 ACRES IN O.L. LOT 46 (CALC.)
PARCEL #4
05-00-047-000-026
CONSOLIDATED INVESTORS GROUP
VOLUME 1256, PAGE 682
28.00 ACRES (REC.)
25.6532 ACRES (CALC.)
PARCEL #8
05-00-047-000-028
CONSOLIDATED INVESTORS GROUP
VOLUME 1256, PAGES 678-680
59.2554 ACRES (REC.)
62.1887 ACRES (CALC.)
PARCEL #2
CONSOLIDATED INVESTORS GROUP
VOLUME 1256, PAGES 678-680
05-00-047-000-020
6.08 ACRES (REC.)
6.0815 ACRES (CALC.)
PARCEL # 1
05-00-047-000-004
CONSOLIDATED INVESTORS GROUP
VOLUME 1256, PAGE 680
22.00 ACRES (REC.)
21.9978 ACRES (CALC.)
PARCEL #3
05-00-054-000-003
CONSOLIDATED INVESTORS GROUP
VOLUME 1256, PAGES 681-682
31.58 ACRES (TM)
31.5800 ACRES (CALC.)
PARCEL #5
05-00-054-000-017
CONSOLIDATED INVESTORS GROUP
VOLUME 1256, PAGES 681-682
23.12 ACRES (TM)
22.5347 ACRES (CALC.)
PARCEL #5
05-00-054-000-002
JAY BARDAR
DOC. # 20100326741
14.20 (REC.)
05-00-055-000-015
STEVEN G. LUCA, TRUSTEE
O.R. VOLUME 373, PAGE 458
12.00 ACRES (REC.)
12.0899 ACRES (CALC.)
05-00-055-000-029
STEVEN G. LUCA, TRUSTEE
O.R. VOLUME 373, PAGE 458
29.00 ACRES (REC.)
28.2105 ACRES (CALC.)
05-00-055-000-018
STEVEN G. LUCA, TRUSTEE
O.R. VOLUME 373, PAGE 458
18.73 ACRES (REC.)
18.7305 ACRES (CALC.)
05-00-055-000-006
STATE OF OHIO
VOLUME 576, PAGE 398
5.90 ACRES (REC.)
05-00-055-000-039
JAMES CONRADY
DOC. # 20100327620
15.00 ACRES (REC.)
05-00-055-000-016
JAY BARDAR
DOC. # 20100326577
05-00-055-000-028
JEFFERY PILARSH
DOC. # 20020812694
05-00-055-000-037
7836 OBERLIN, LTD
DOC. # 20080271282
05-00-055-000-038
OHIO TURNPIKE COMMISSION
DOC. # 20030946342
05-00-055-000-010
HARLEY J. STEFFY
& JUDY VERRICCHIO
05-00-055-000-024
JEFFERY A. & CATHERINE E. BENSON
O.R. VOLUME 378, PAGE 704
1.76 ACRE (REC.)
05-00-055-000-005
OHIO TURNPIKE COMMISSION
TURNPIKE NUMBER 115-D
2.3 ACRES (REC.)
05-00-054-000-046
WILHELM G. SPIEGELBERG, II & FAITH D. HOFFMAN
05-00-054-000-045
JEFFREY P. & JANET L. ECKENRODE
05-00-054-000-044
DEWEY F. & ELLEN M. HEMBREE
05-00-054-000-018
JAMES A. WRIGHT
05-00-054-000-027
DONALD L. & NANCY L. PENNY
05-00-054-000-037
NEIL J. LYNCH
05-00-054-000-038
RYAN J. & DEBBIE S. CHESMAR
05-00-054-000-026
JAMES A. WRIGHT
05-00-054-000-039
AARON R. TAYLOR, ET AL
05-00-054-000-005
05-00-054-000-004
05-00-054-000-029
05-00-054-000-028
05-00-054-000-027
05-00-054-000-053
05-00-054-000-052
05-00-054-000-051
05-00-054-000-049
TODD J. & TRACI L. KRIEG
DOC. # 20020857483
8.46 ACRES (REC.)
05-00-054-000-050
MAX & SHARON L. KRZEMIENSKI
7.0 ACRES (REC.)
05-00-053-000-049
05-00-053-000-050
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05-00-053-000-063
ALICE A. & ALEXANDRIA DESKINS, TRUSTEES
DOC. #20050070653
14.39 ACRES (REC.)
05-00-048-000-052
JANET K. WYATT
8.64 ACRES (REC.)
05-00-048-000-040
JOHN A. PENTON
DOC. # 20040014327
13.17 ACRES (REC.)
05-00-048-000-015
RUTH C. SLIMAN, TRUSTEE
DOC. # 20080266995
31.0 ACRES (REC.)
05-00-048-000-043
TANA VOLK & BETTY J. BIERNAND, TRUSTEE
DOC. # 20020857243
05-00-048-000-044
STANLEY O. & HELEN J. BERNARD, TRUSTEES
DOC. #20030097243
8.66 ACRES (REC.)
05-00-048-000-047
EDWARD J. & MARIOTTI, TRUSTEES
DOC. #20040025294
8.78 ACRES (REC.)
05-00-053-000-047
TERRY & ANTHONY J. DOC. #20090314077
6.73 ACRES (REC.)
05-00-053-000-048
ANTHONY J. & RUTH ANN YORKES
6.68 ACRES (REC.)
05-00-053-000-049
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