LOT-SPLIT SURVEY

for

FJD PROPERTIES, LLC

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

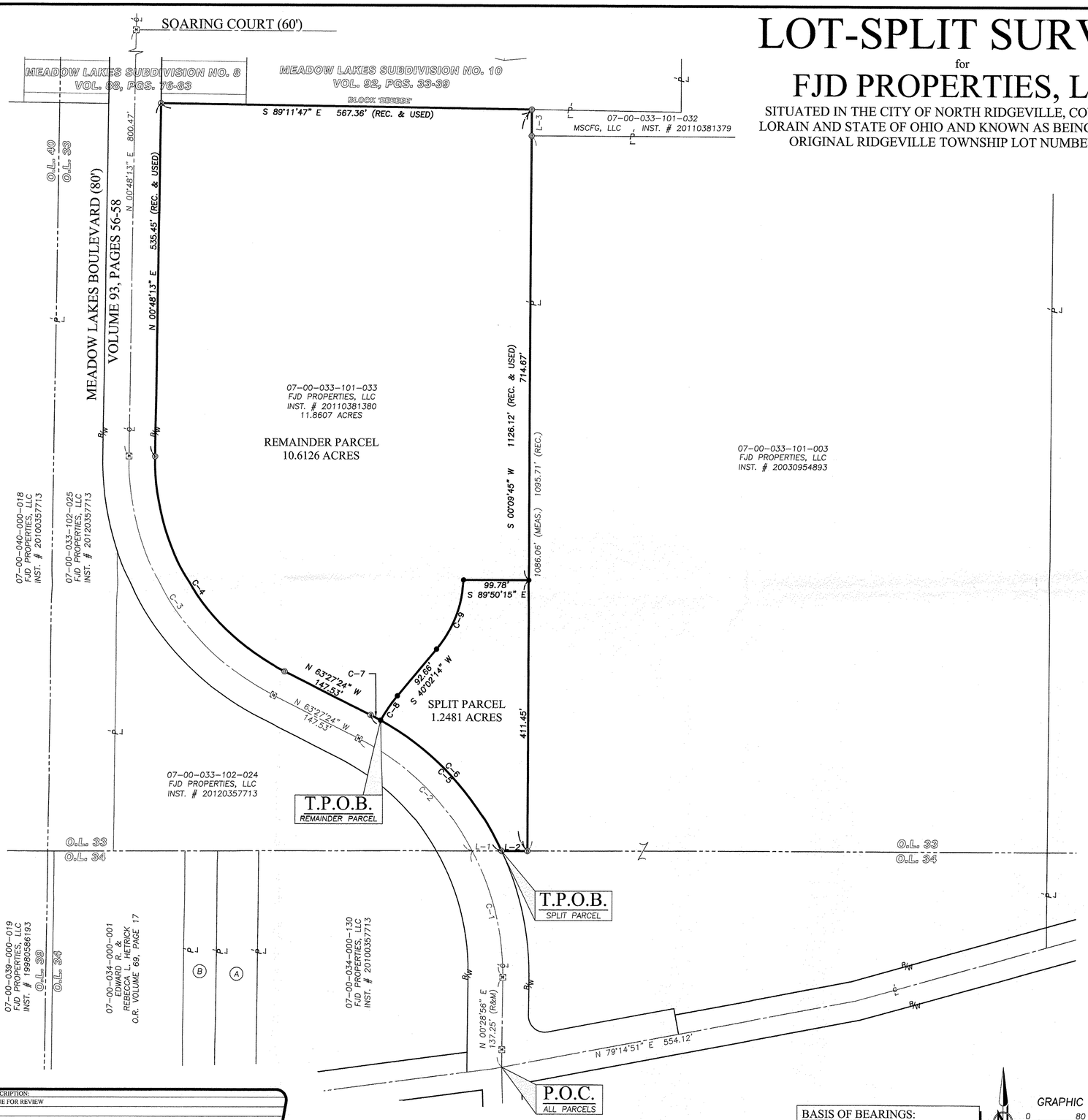
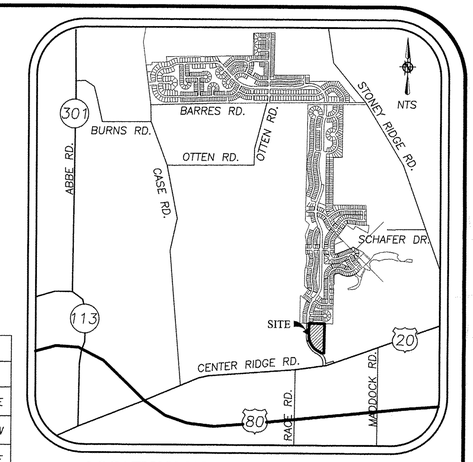


TABLE OF OWNERSHIP	
A	07-00-034-000-003 84 FINANCIAL, LP INST. #20110367603
B	07-00-034-000-002 84 FINANCIAL, LP INST. #20110367603

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	44.73' (R&U)	N 89°57'22" E
L-2	39.34' (R&U)	S 89°57'22" W
L-3	40.06' (R&U)	N 00°09'45" E



LOCATION MAP NTS

TABLE OF CURVES						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	198.98' (R&U)	400.00' (R&U)	196.93' (R&U)	N 13°46'07" W (R&U)	101.59' (R&U)	28°30'06" (R&U)
C-2	247.40' (R&U)	400.00' (R&U)	243.47' (R&U)	N 45°44'17" W (R&U)	127.80' (R&U)	35°26'14" (R&U)
C-3	448.62' (R&U)	400.00' (R&U)	425.47' (R&U)	N 31°19'35" W (R&U)	251.21' (R&U)	64°15'37" (R&U)
C-4	403.76' (R&U)	360.00' (R&U)	382.93' (R&U)	N 31°19'35" W (R&U)	226.09' (R&U)	64°15'37" (R&U)
C-5	293.13'	360.00'	287.14'	N 44°22'17" W	152.24'	38°10'13"
C-6	275.50'	440.00'	271.02'	N 43°13'26" W	142.43'	35°52'30"
C-7	17.63'	440.00'	17.62'	S 62°18'32" E	8.81'	02°17'42"
C-8	45.08'	222.50'	45.00'	S 34°14'00" W	22.62'	11°36'27"
C-9	115.97'	177.50'	113.92'	S 21°19'10" W	60.14'	37°26'08"

07-00-033-101-036
037

LEGEND OF SYMBOLS AND LINETYPES

●	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET	(R) (REC.)	RECORD INFORMATION
⊛	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND	(M) (MEAS.)	MEASURED INFORMATION
○	IRON PIN/PIPE FOUND (AS INDICATED)	(C) (CALC.)	CALCULATED INFORMATION
⊠	MONUMENT BOX WITH 5/8" IRON REBAR WTIH STAMPED "BRAMHALL 8073" FOUND	(U)	USED INFORMATION
		(P.O.C.)	POINT OF COMMENCEMENT
		(T.P.O.B.)	TRUE PLACE OF BEGINNING
℄	CENTERLINE (C/L)		
⊥	PROPERTY LINE (P/L)		
R/W	RIGHT-OF-WAY LINE		

SCAN # 47193

03077

APPROVED
LORAIN CO.
MAP DEPT
DATE 10-15-12
PAGE 7-00033
BY JHAffield
#12-03077

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 FJD PROPERTIES, LLC AS RECORDED IN INSTRUMENT NUMBER 20110381380 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 11.8607 ACRES, 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 1501:13-1-07 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
BRENT D. ANDERSON
S-8538
REGISTERED
PROFESSIONAL SURVEYOR

BRENT D. ANDERSON, P.S.
REGISTERED OHIO SURVEYOR No. 8538

9/26/2012
DATE

REVISION		
DATE:	BY:	DESCRIPTION:
09-26-2012	BDA	ISSUE FOR REVIEW

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF MEADOW LAKES BOULEVARD WHICH WAS ASSUMED TO BE NORTH 00° 38' 17" EAST.

GRAPHIC SCALE
0 40 80 160
(IN FEET)
SCALE: 1" = 80'

DRAWN BY: BDA
CHECKED BY: CDW

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. 06-2430-019