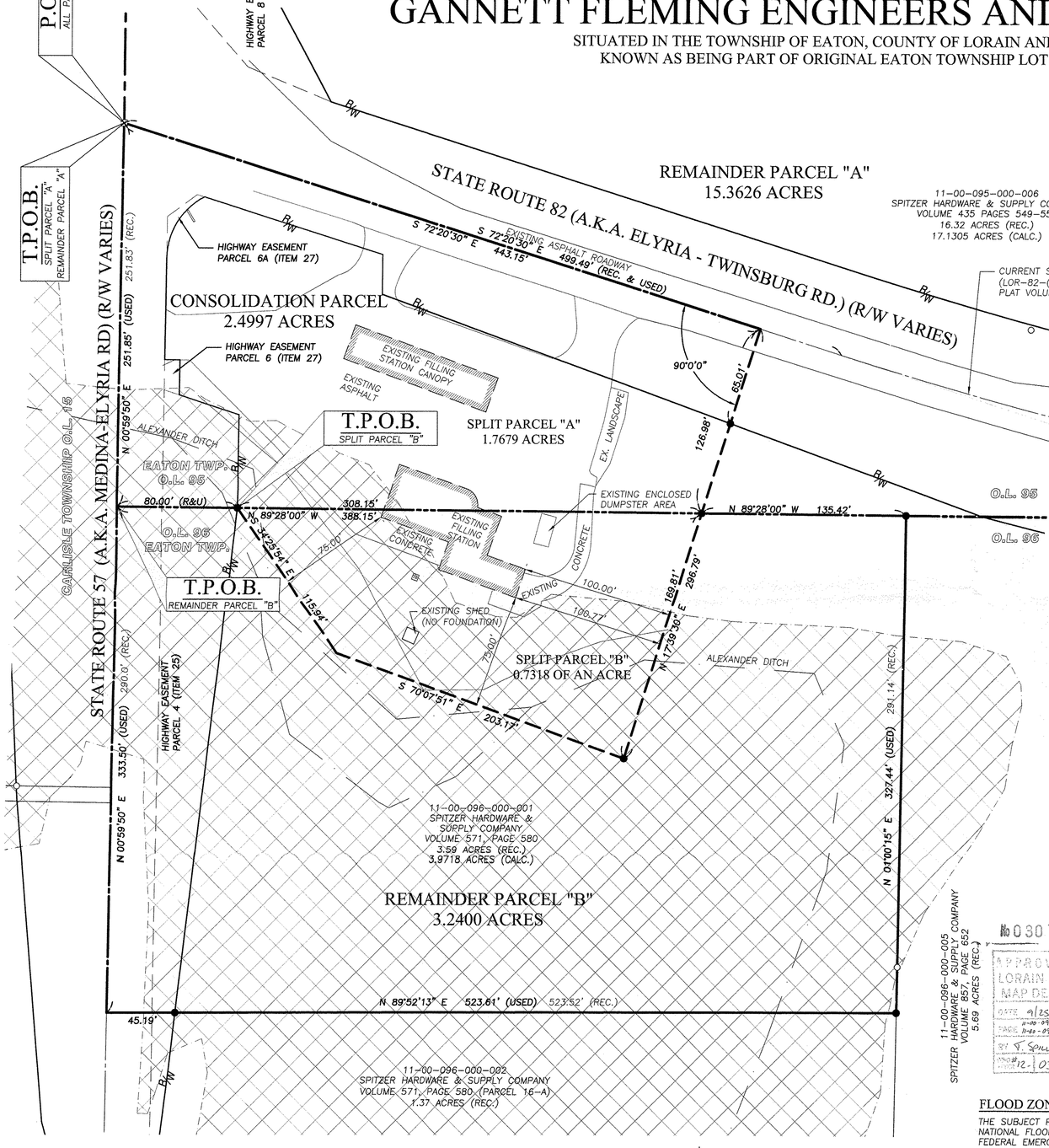
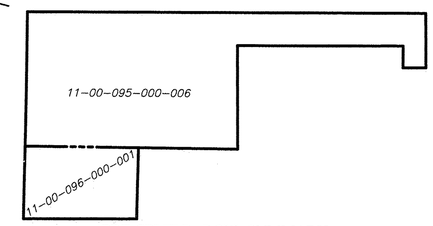
LOT-SPLIT & CONSOLIDATION SURVEY

for

GANNETT FLEMING ENGINEERS AND ARCHITECTS, P.C.

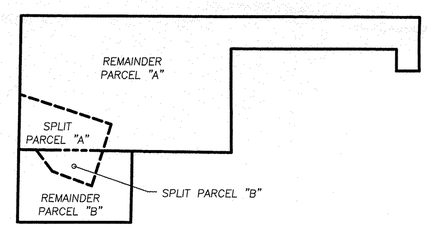
SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBERS 95 & 96.





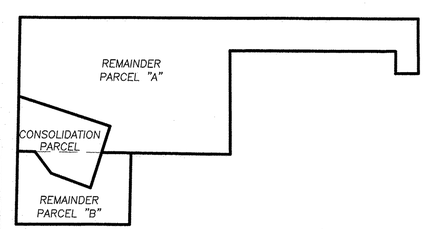
PRE-SPLIT PARCEL SUMMARY

– NOT TO SCALE –



POST-SPLIT PARCEL SUMMARY

– NOT TO SCALE –



POST-CONSOLIDATION PARCEL SUMMARY

– NOT TO SCALE –

LEGEND OF SYMBOLS AND LINETYPES

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

SCHEDULE "B" SECTION II COMMENTS

SURVEY RELATED TITLE EXCEPTIONS
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: 700120728
EFFECTIVE DATE: AUGUST 7, 2012 AT 6:59 A.M.
ITEMS 1–10 AND 28–29 OF SAID TITLE COMMITMENT DO NOT RELATE TO SPECIFIC EASEMENTS ON THE SUBJECT PARCEL.

11. RIGHT OF WAY RECORDED IN DEED VOLUME 338, PAGE 341 OF THE LORAIN COUNTY RECORDS. **(EASEMENT TO THE OHIO FUEL GAS COMPANY; APPEARS TO AFFECT SUBJECT PROPERTY; BLANKET EASEMENT)**

12. RIGHT OF WAY RECORDED IN DEED VOLUME 444, PAGE 406 OF THE LORAIN COUNTY RECORDS. **(EASEMENT TO THE NORTH EATON TELEPHONE COMPANY; APPEARS TO AFFECT SUBJECT PROPERTY; GENERAL IN NATURE)**

13. EASEMENT RECORDED IN DEED VOLUME 428, PAGE 123 OF THE LORAIN COUNTY RECORDS. **(EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY; APPEARS TO AFFECT SUBJECT PROPERTY; FOR POLES TO BE PLACED WITHIN THE LIMITS OF STATE ROUTE 82; GENERAL IN NATURE)**

14. EASEMENT RECORDED IN DEED VOLUME 457, PAGE 198 OF THE LORAIN COUNTY RECORDS. **(EASEMENT TO THE NORTH EATON TELEPHONE COMPANY; APPEARS TO AFFECT SUBJECT PROPERTY; GENERAL IN NATURE)**

15. RESERVATION, RESTRICTIONS, COVENANTS, LIMITATIONS AND/OR EASEMENTS RECORDED IN DEED VOLUME 464, PAGE 118 OF THE LORAIN COUNTY RECORDS. **(RIGHT TO USE AND MAINTAIN SEWER AND GAS LINES TO BENEFIT SUBJECT PROPERTY; NOT LOCATED ON SUBJECT PROPERTY; SPECIFIC LOCATION NOT DEFINED)**

16. RIGHT OF WAY RECORDED IN DEED VOLUME 495, PAGE 226 OF THE LORAIN COUNTY RECORDS. **(EASEMENT TO THE OHIO FUEL GAS COMPANY; APPEARS TO AFFECT SUBJECT PROPERTY; BLANKET EASEMENT)**

17. RESERVATION, RESTRICTIONS, COVENANTS, LIMITATIONS AND/OR EASEMENTS RECORDED IN DEED VOLUME 498, PAGE 332 OF THE LORAIN COUNTY RECORDS. **(10 FOOT EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE TO BENEFIT SUBJECT PROPERTY; NOT LOCATED ON SUBJECT PROPERTY; SPECIFIC LOCATION NOT DEFINED)**

18. RESERVATION, RESTRICTIONS, COVENANTS, LIMITATIONS AND/OR EASEMENTS RECORDED IN DEED VOLUME 582, PAGE 404 OF THE LORAIN COUNTY RECORDS. **(10 FOOT EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE TO BENEFIT SUBJECT PROPERTY; NOT LOCATED ON SUBJECT PROPERTY; SPECIFIC LOCATION NOT DEFINED)**

19. RESERVATION, RESTRICTIONS, COVENANTS, LIMITATIONS AND/OR EASEMENTS RECORDED IN DEED VOLUME 582, PAGE 460 OF THE LORAIN COUNTY RECORDS. **(10 FOOT EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE TO BENEFIT SUBJECT PROPERTY; NOT LOCATED ON SUBJECT PROPERTY; SPECIFIC LOCATION NOT DEFINED)**

20. RESERVATION, RESTRICTIONS, COVENANTS, LIMITATIONS AND/OR EASEMENTS RECORDED IN DEED VOLUME 593, PAGE 529 OF THE LORAIN COUNTY RECORDS. **(10 FOOT EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE TO BENEFIT SUBJECT PROPERTY; NOT LOCATED ON SUBJECT PROPERTY; SPECIFIC LOCATION NOT DEFINED)**

21. RESERVATION, RESTRICTIONS, COVENANTS, LIMITATIONS AND/OR EASEMENTS RECORDED IN DEED VOLUME 631, PAGE 581 OF THE LORAIN COUNTY RECORDS. **(10 FOOT EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE TO BENEFIT SUBJECT PROPERTY; NOT LOCATED ON SUBJECT PROPERTY; SPECIFIC LOCATION NOT DEFINED)**

22. EASEMENT RECORDED IN DEED VOLUME 721, PAGE 177 OF THE LORAIN COUNTY RECORDS. **(EASEMENT TO OHIO EDISON COMPANY FOR POWER POLES; NO WIDTH DEFINED; NOT INDICATED ON MAP)**

23. RESERVATION, RESTRICTIONS, COVENANTS, LIMITATIONS AND/OR EASEMENTS RECORDED IN DEED VOLUME 728, PAGE 512 OF THE LORAIN COUNTY RECORDS. **(10 FOOT EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE TO BENEFIT SUBJECT PROPERTY; NOT LOCATED ON SUBJECT PROPERTY; SPECIFIC LOCATION NOT DEFINED)**

24. EASEMENT & JOURNAL ENTRY RECORDED IN DEED VOLUME 798, PAGE 261 OF THE LORAIN COUNTY RECORDS. **(DOCUMENT NOT LEGIBLE; UNABLE TO DETERMINE IF SUBJECT PROPERTY IS AFFECTED)**

25. EASEMENT RECORDED IN DEED VOLUME 802, PAGE 437 OF THE LORAIN COUNTY RECORDS. **(EASEMENTS FOR HIGHWAY PURPOSES; PARCELS 4 & 8 APPEAR TO AFFECT SUBJECT PROPERTY; AS INDICATED HEREON)**

26. RIGHT OF WAY RECORDED IN DEED VOLUME 825, PAGE 600 OF THE LORAIN COUNTY RECORDS. **(EASEMENT TO NORTHERN OHIO TELEPHONE COMPANY FOR GUY ANCHOR; NOT INDICATED ON MAP)**

27. EASEMENT RECORDED IN DEED VOLUME 862, PAGE 158 OF THE LORAIN COUNTY RECORDS. **(PERPETUAL EASEMENTS TO THE STATE OHIO FOR HIGHWAY PURPOSES; PARCEL NOS. 6 & 6-A; APPEAR TO AFFECT SUBJECT PROPERTY; AS INDICATED HEREON)**

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 EATON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO SPITZER HARDWARE AND SUPPLY COMPANY AS RECORDED IN VOLUME 435, PAGES 549–555, AND VOLUME 571, PAGE 580 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 21.1023 ACRES OF WHICH 17.1305 ACRES LIES WITHIN ORIGINAL EATON TOWNSHIP LOT NUMBER 95 AND 3.9718 ACRES LIES WITHIN ORIGINAL EATON TOWNSHIP LOT NUMBER 96, 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 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 BELIEVE TO BE CORRECT.

STATE OF OHIO
BRENT D. ANDERSON
S-8538
REGISTERED
PROFESSIONAL SURVEYOR

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

9/25/12
DATE

Scan # 47212

№ 03071
APPROVED
LORAIN CO.
MAP DEPT.
DATE 9/25/12
11-00-095-000
PARCEL 11-00-096-000-A
BY T. SPILMAN
PARCEL # 12-03071

FLOOD ZONE DATA

THE SUBJECT PARCEL LIES WITHIN THE FOLLOWING FLOOD HAZARD AREAS ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP PANEL No. 39093C0229D ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008:

FLOODWAY AREA IN ZONE "A" – NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE "X" – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PROPERTY NOT IN ONE OF THE ABOVE DESIGNATED FLOOD AREAS ARE DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REVISION

DATE:	BY:	DESCRIPTION:
09-13-2012	BDA	ISSUE FOR REVIEW
09-25-2012	BDA	REVISED PER COMMENT FROM COUNTY TAX MAP DEPARTMENT

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF STATE ROUTE 57 WHICH WAS ASSUMED TO BE NORTH 00° 59' 50" EAST.

AS SURVEYED IN SEPTEMBER OF 2012

GRAPHIC SCALE
0 20 40 80
(IN FEET)
SCALE: 1" = 40'

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 2 OF 2

JOB NO. 12-3426