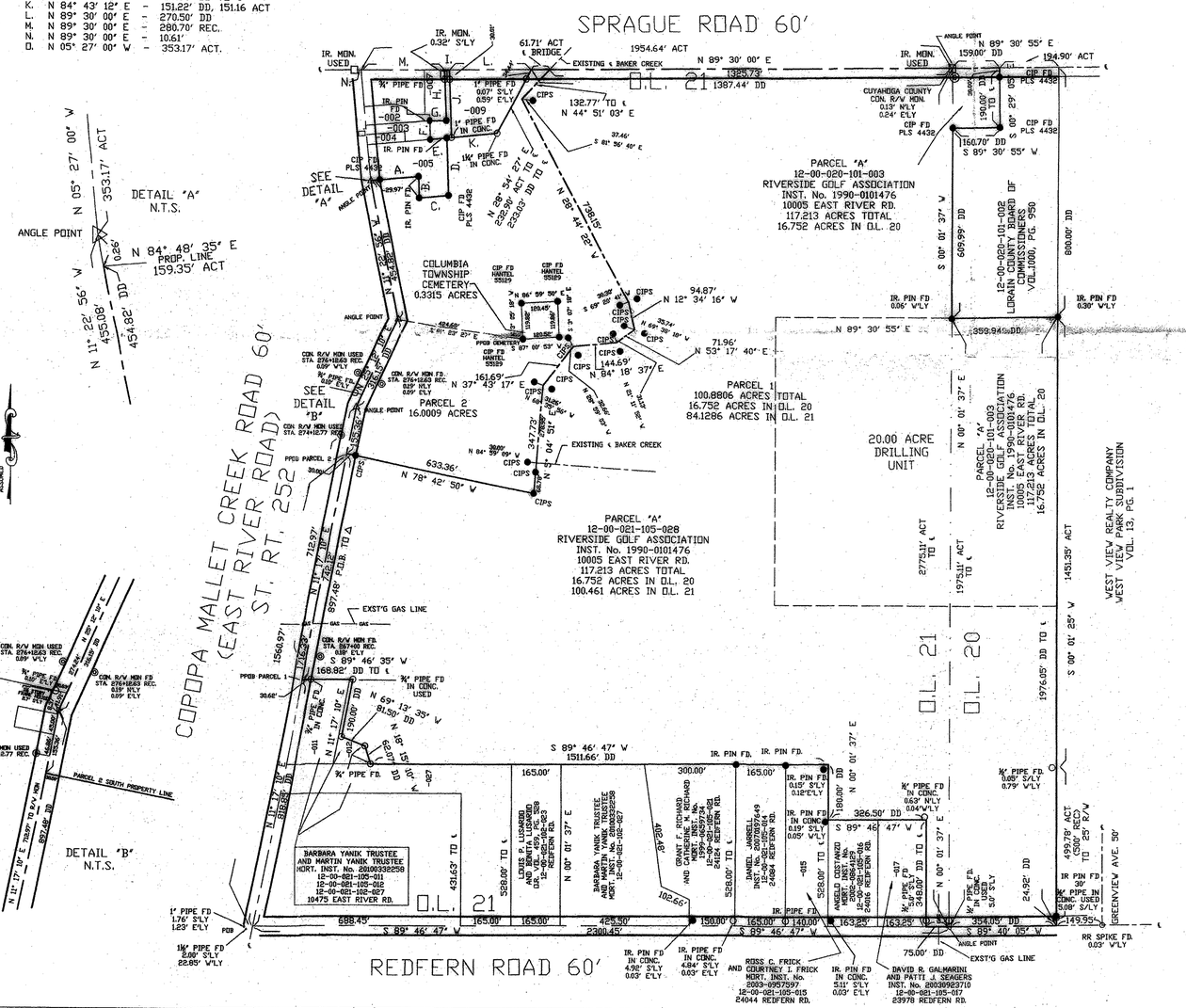
12-00-021-105-029, -030
12-00-020-101-004, -005

P.P.N.	OWNER	DEED	ADDRESS
12-00-021-105-003	JOHN G. MILLER AND JUDY MILLER	INST. No. 199805532280	9861 EAST RIVER
12-00-021-105-005	JIM TRAV PROPERTIES	INST. No. 2006-0178818	EAST RIVER
12-00-021-105-007	DOUGLAS M. BAYKO AND JOANNE M. BAYKO	O.R. VOL. 1085, PG. 140	24355 SPRAGUE ROAD
12-00-021-105-009	LEON M. WENZEL AND JOAN WENZEL	INST. No. 2002-0812454	24317 SOPRAGUE ROAD

	BEARING		DISTANCE
A.	N 84° 48′ 35″ E	-	159.13′ DD, 159.35′ ACT TO ℄
B.	S 01° 57′ 53″ E	-	68.82′ DD
C.	N 84° 48′ 35″ E	-	98.41′ DD, 100.16′ ACT.
D.	N 01° 57′ 53″ W	-	183.64′ DD, 183.00 ACT
E.	S 84° 48′ 35″ W	-	56.74′ DD
F.	N 01° 57′ 53″ W	-	60.31′ DD
G.	N 89° 30′ 00″ E	-	56.67′ DD
H.	N 01° 57′ 53″ W	-	161.15′ DD TO ℄
I.	N 89° 30′ 00″ E	-	16.00′ DD
J.	S 01° 57′ 53″ E	-	215.56′ DD TO ℄
K.	N 84° 43′ 12″ E	-	151.22′ DD, 151.16 ACT
L.	N 89° 30′ 00″ E	-	270.50′ DD
M.	N 89° 30′ 00″ E	-	280.70′ REC.
N.	N 89° 30′ 00″ E	-	10.61′
O.	N 05° 27′ 00″ W	-	353.17′ ACT.



SPLIT MAP FOR PARCEL "A" OF RIVERSIDE GOLF ASSOCIATION

MADE FOR

BEREA ANIMAL RESCUE

BOB BENNETT
216-926-7465

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOT No.'s 20 AND 21 NOW IN THE TOWNSHIP OF COLUMBIA COUNTY OF LORAIN AND STATE OF OHIO

1″ = 200′ F.B. "JBR", PG. 35 MAY 1, 2012

0′ 50′ 200′
25′ 100′

I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE PREMISES SHOWN HEREIN AND THAT IT WAS DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDRY SURVEYS IN THE STATE OF OHIO AS ADOPTED IN THE ADMINISTRATIVE CODE CHAPTER 4733-37. ALL TO THE BEST OF MY KNOWLEDGE AND PERSONAL BELIEF. ALL COURSES ARE GIVEN TO AN ASSUMED MERIDIAN AND USED TO INDICATE ANGLES ONLY.

BY _____ JAMES B. ROOT
REGISTERED SURVEYOR No. 5045

STATE OF OHIO
JAMES B. ROOT
5045
REGISTERED SURVEYOR

INTENT:

SPLIT PARCEL "A" (P.P.N. 12-00-021-105-028 AND P.P.N. 12-00-020-101-003) CONTAINING 117.213 ACRES INTO PARCEL 1 CONTAINING 100.8806 ACRES AND PARCEL 2 CONTAINING 16.0009 ACRES AFTER SUBTRACTING 0.3315 ACRES FOR THE COLUMBIA TOWNSHIP CEMETERY.

ACREAGE:

PARCEL "A" (ORIGINAL PARCEL)	117.213 ACRES	16.752 AC. IN O.L. 20 AND 100.461 AC. IN O.L.21
PARCEL 1	100.8806 ACRES	16.752 AC. IN O.L. 20 AND 84.1286 AC. IN O.L. 21
PARCEL 2	16.0009 ACRES	
COLUMBIA TOWNSHIP CEMETERY	0.3315 ACRES	

BASIS OF BEARINGS:

BASIS OF BEARING FOR THE CENTERLINE OF COPOPA MALLET CREEK ROAD (EAST RIVER ROAD, STATE ROUTE 252) N 11° 17′ 10″ E WAS TAKEN FROM A SURVEY DONE FOR AMERITRUST COMPANY, N. A. BY BAUER SURVEYS COMPANY DATED NOVEMBER 21, 1989

03089
APPROVED
LORAIN CO.
MAP DEPT
DATE 10-23-12
PAGE 12-00-021-A
BY JHalfield
#12-03089
SCAN #47286

LEGEND:

△	ANGLE POINT
□	MON. BOX
◎	R/W
●	CIPS
●	CIP FOUND
○	IRON PIPE FOUND
—— GAS ——	GAS LINE

MONUMENT BOX
LORAIN COUNTY RIGHT OF WAY MONUMENT
CAPPED ⅝″ IRON PIN SET (STAMPED JAMES B. ROOT 5045, BEREA)
4432 - R. THOMAS POWERS 55129 - HANTEL

SETBACKS:

BUILDING 100′
PARKING LOT 20′

Surety Title Agency, Inc.
Order No. ST 33365
Escrow No. 12-2370

JAMES B. ROOT & ASSOCIATES
200 ELLEN DRIVE
BEREA, OHIO 44017
(440) 243-9843
E-MAIL JBROOT23@AOL.COM