BOUNDARY SURVEY

for

KLF PROPERTIES, LLC

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 65, EAST OF BLACK RIVER

GRAPHIC SCALE
0 15 30 60
(IN FEET)
SCALE: 1" = 30'

BASIS OF BEARINGS:
A PORTION OF THE EASTERLY RIGHT-OF-WAY OF RIDGE STREET WHICH WAS ASSUMED TO BE NORTH 39°30'22" EAST.

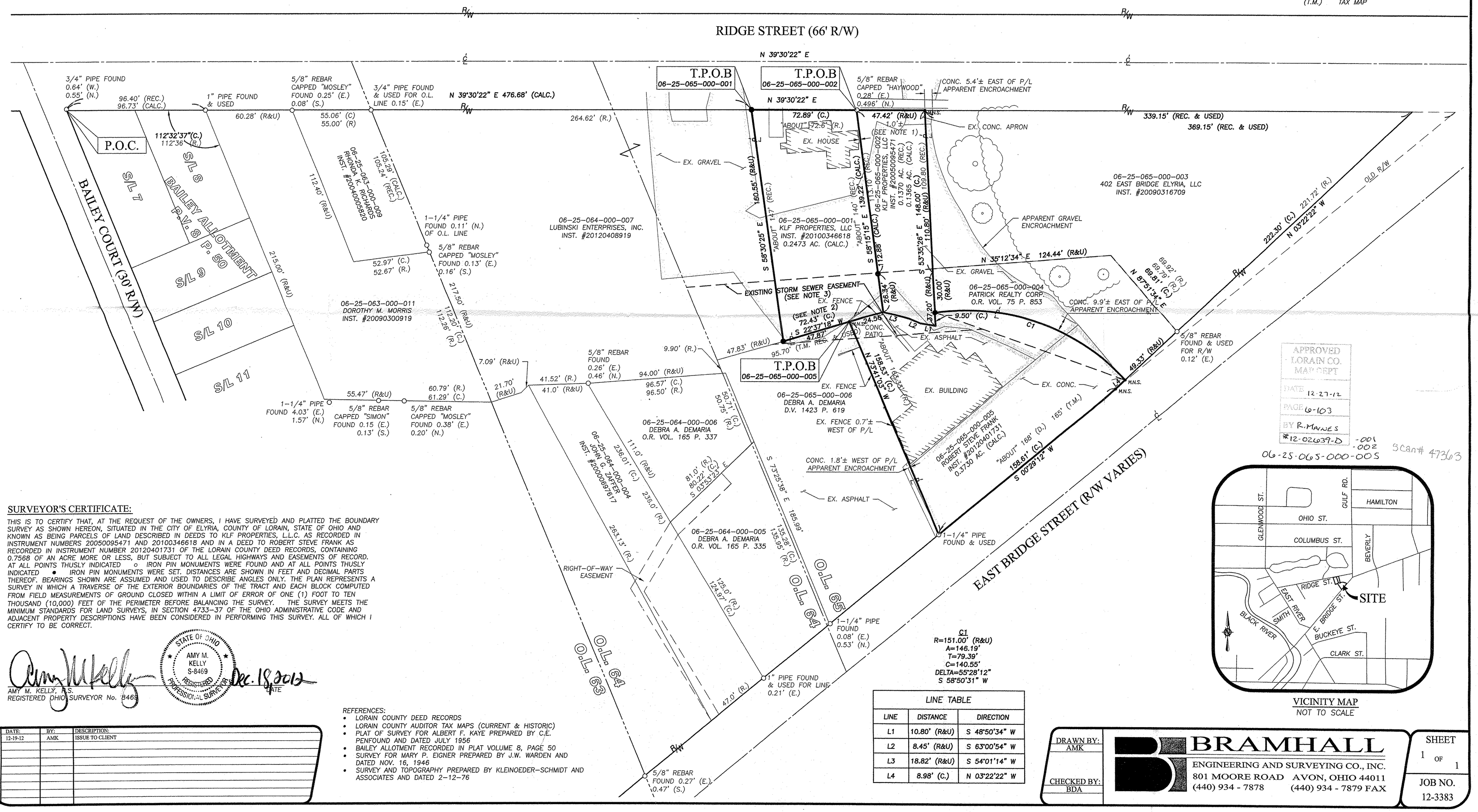
AS SURVEYED IN OCTOBER 2012

NOTES:

1. DEED RECORDED IN INSTRUMENT #20100346618 DESCRIBES PROPERTY LINE AS BEING "1 FOOT EAST OF THE EASTERLY MOST POINT OF A HOUSE ON SAID LOT".
2. NO RECORD DISTANCE LISTED IN DEED RECORDED IN INSTRUMENT #20100346618.
3. STORM SEWER EASEMENT ON SUBJECT PROPERTY RECORDED IN DEED VOLUMES D.V. 464, PAGE 592; D.V. 464, PAGE 586; D.V. 464, PAGE 596; D.V. 460, PAGE 383 AND D.V. 460, PAGE 386

LEGEND

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



APPROVED LORAIN CO. MAP DEPT
DATE 12-27-12
PAGE 6-103
BY R. MANUES
#12-026039-D -001 -002
06-25-065-000-005
Scan# 473603

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 CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO KLF PROPERTIES, L.L.C. AS RECORDED IN INSTRUMENT NUMBERS 20050095471 AND 20100346618 AND IN A DEED TO ROBERT STEVE FRANK AS RECORDED IN INSTRUMENT NUMBER 20120401731 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 0.7568 OF AN ACRE 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 CERTIFY TO BE CORRECT.

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

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

DEC. 18 2012
DATE

REFERENCES:

- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY AUDITOR TAX MAPS (CURRENT & HISTORIC)
- PLAT OF SURVEY FOR ALBERT F. KAYE PREPARED BY C.E. PENFOUND AND DATED JULY 1956
- BAILEY ALLOTMENT RECORDED IN PLAT VOLUME 8, PAGE 50
- SURVEY FOR MARY P. EIGNER PREPARED BY J.W. WARDEN AND DATED NOV. 16, 1946
- SURVEY AND TOPOGRAPHY PREPARED BY KLEINOEDER-SCHMIDT AND ASSOCIATES AND DATED 2-12-76

C1
R=151.00' (R&U)
A=146.19'
T=79.39'
C=140.55'
DELTA=55°28'12"
S 58°50'31" W

LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	10.80' (R&U)	S 48°50'34" W
L2	8.45' (R&U)	S 63°00'54" W
L3	18.82' (R&U)	S 54°01'14" W
L4	8.98' (C.)	N 03°22'22" W

VICINITY MAP
NOT TO SCALE

REVISION	DATE:	BY:	DESCRIPTION:
	12-19-12	AMK	ISSUE TO CLIENT

DRAWN BY: AMK
CHECKED BY: BDA

BRAMHALL
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SHEET 1 OF 1
JOB NO. 12-3383