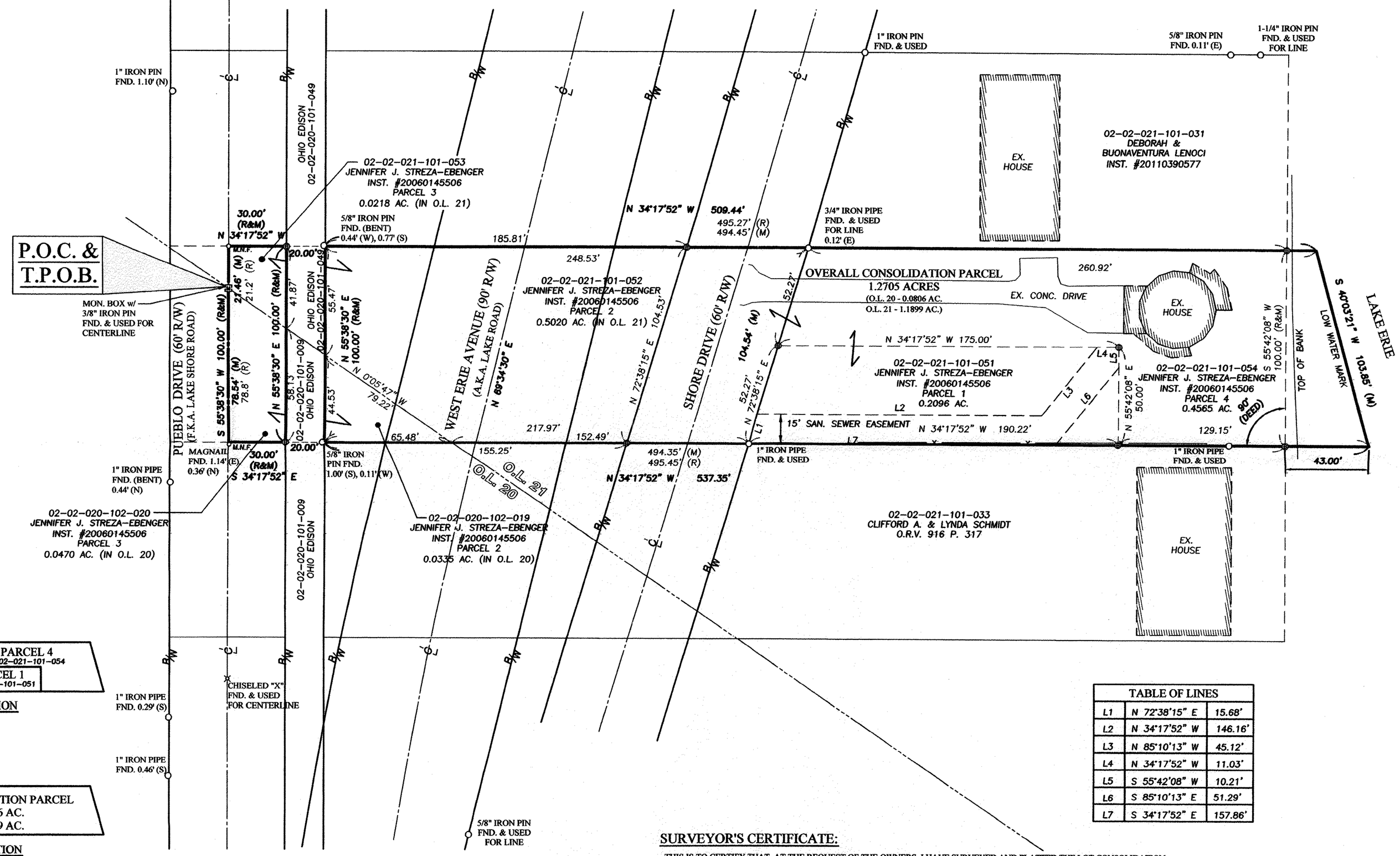
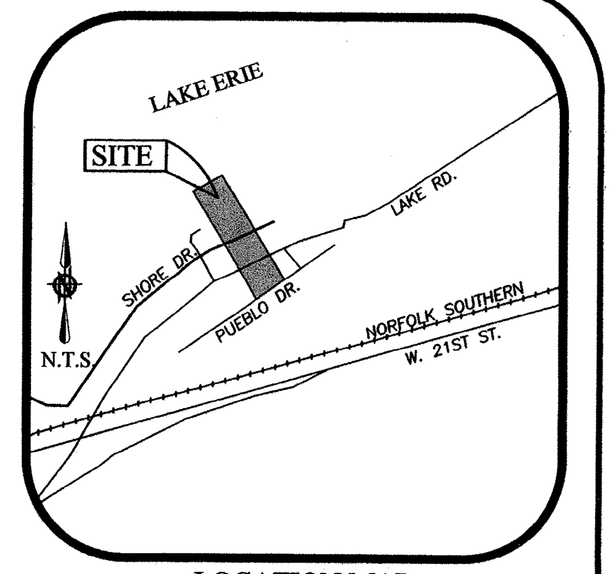
LOT CONSOLIDATION SURVEY

for

JENNIFER J. STREZA-EBENGER

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBERS 20 & 21, TRACT NUMBER 2.

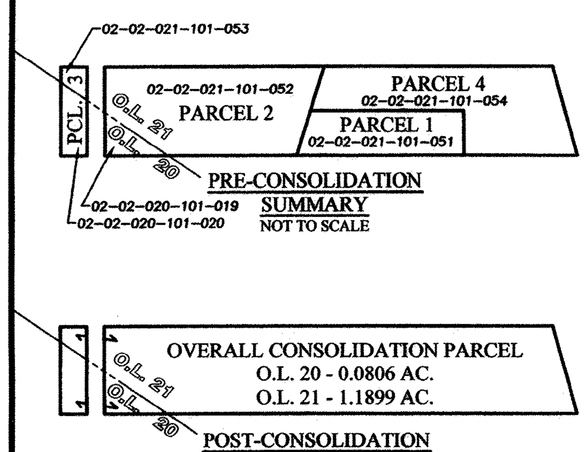




LOCATION MAP
NTS

LEGEND OF SYMBOLS AND LINETYPES

℄	CENTERLINE OF RIGHT-OF-WAY
○	IRON PIPE OR PIN FOUND AS INDICATED
●	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
○ M.N.F.	MASONRY NAIL FOUND
● M.N.S.	MASONRY NAIL SET
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
—x—	FENCE
(F) (FND.)	FOUND
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
(C) (CALC.)	CALCULATED
(F.K.A.)	FORMERLY KNOWN AS
R/W	RIGHT-OF-WAY LINE
[M]	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED



PRE-CONSOLIDATION SUMMARY
NOT TO SCALE

POST-CONSOLIDATION SUMMARY
NOT TO SCALE

TABLE OF LINES		
L1	N 72°38'15" E	15.68'
L2	N 34°17'52" W	146.16'
L3	N 85°10'13" W	45.12'
L4	N 34°17'52" W	11.03'
L5	S 55°42'08" W	10.21'
L6	S 85°10'13" E	51.29'
L7	S 34°17'52" E	157.86'

ACREAGE BREAKDOWN			
		O.L. 20	O.L. 21
TOTAL AREA IN PARCELS 1-4	1.2705 AC.	0.0806 AC.	1.1899 AC.
AREA IN PUEBLO DRIVE R/W	0.0689 AC.	0.0471 AC.	0.0218 AC.
AREA IN WEST ERIE AVENUE R/W	0.2127 AC.	0.0078 AC.	0.2049 AC.
AREA IN SHORE DRIVE R/W	0.1440 AC.	——	0.1440 AC.
AREA EXCLUSIVE OF R/W	0.8449 AC.	0.0257 AC.	0.8192 AC.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT CONSOLIDATION SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN A DEED TO JENNIFER J. STREZA-EBENGER AS RECORDED IN INSTRUMENT NUMBER 20060145506 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 1.2705 ACRES OF LAND, OF WHICH 0.0806 OF AN ACRE LIES WITHIN ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 20 AND 1.1899 ACRES LIE WITHIN ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, OF WHICH 0.2127 OF AN ACRE WITHIN THE RIGHT-OF-WAY OF WEST ERIE AVENUE, 0.1440 OF AN ACRE WITHIN THE RIGHT-OF-WAY OF SHORE DRIVE, AND 0.0689 OF AN ACRE WITHIN THE RIGHT-OF-WAY OF PUEBLO DRIVE. INTENDING TO CONVEY 0.8449 OF AN ACRE, EXCLUSIVE OF SAID RIGHT-OF-WAYS, OF WHICH 0.0257 OF AN ACRE LIES WITHIN ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 20 AND 0.8192 OF AN ACRE LIES WITHIN ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 20, BE THE SAME 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 ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSULTED 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

7/8/2013
DATE

APPROVED LORAIN CO. ENGINEER
DATE 7-24-13
PARCEL 2-02-0218
BY R. HAINES
#13-02768-C

02-02-020-102-021
02-02-021-101-055
SUM #47515

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

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF PUEBLO DRIVE WHICH WAS ASSUMED TO BE SOUTH 55°38' 30" WEST

AS SURVEYED IN JANUARY OF 2006 & UPDATED IN JULY OF 2013

REVISION	DATE:	BY:	DESCRIPTION:
	7-8-13	AMK	ISSUED TO CLIENT

DRAWN BY: AMK
CHECKED BY: BDA

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. 02-1269B

J:/02-1269B/DRAWINGS/02-1269B MASTER.dwg