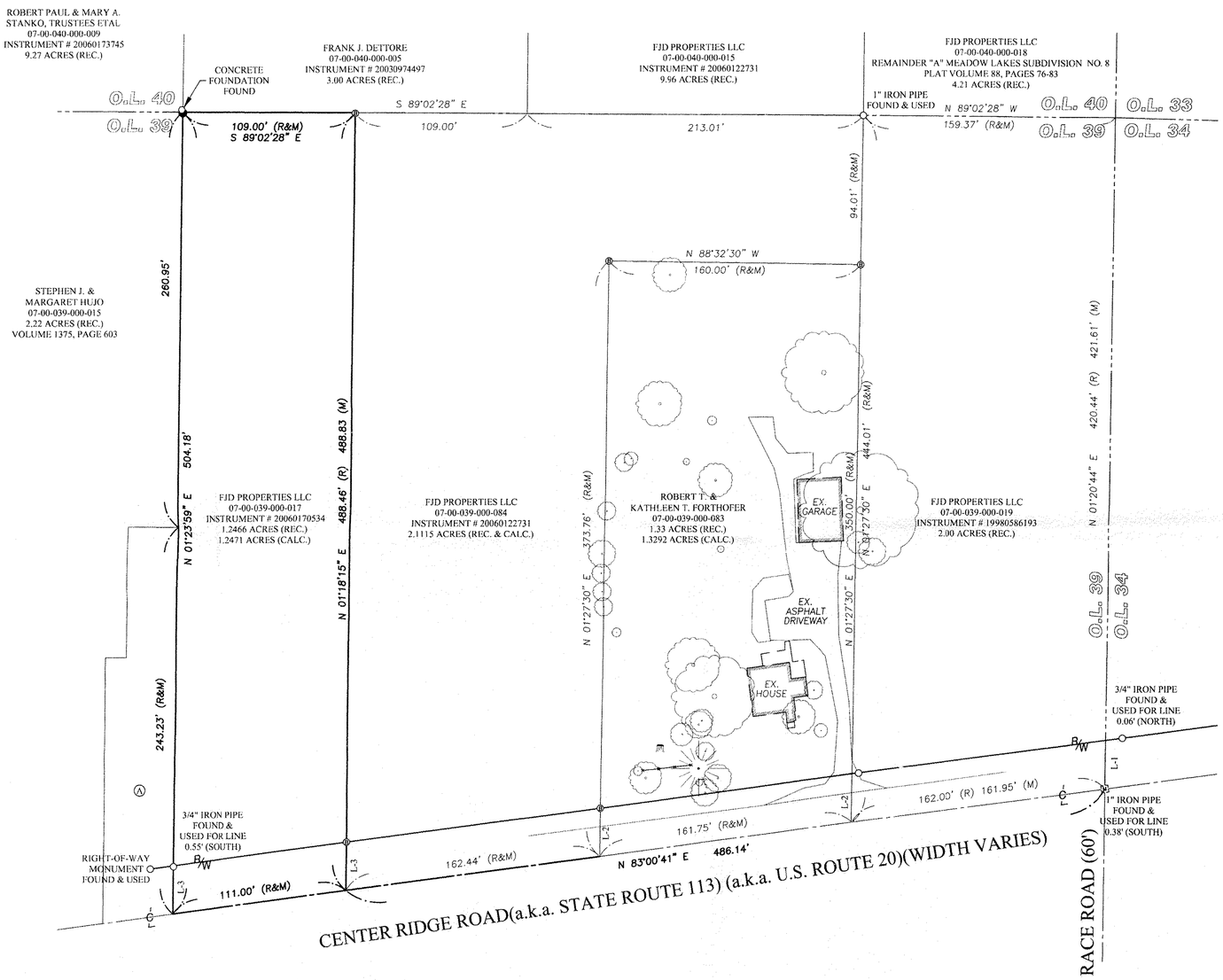
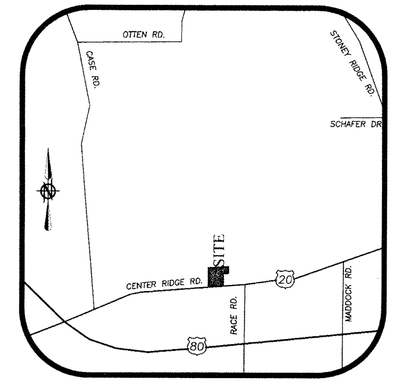
BOUNDARY SURVEY

for

FJD PROPERTIES LLC

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN , STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 39.





LOCATION MAP

GRAPHIC SCALE

0 20 40 80

(IN FEET)

SCALE: 1" = 40'

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF CENTER RIDGE ROAD WHICH WAS ASSUMED TO BE NORTH 83° 00' 41" WEST

AS SURVEYED IN NOVEMBER OF 2006 UPDATED IN APRIL OF 2010

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" FOUND
●	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
B/W	RIGHT-OF-WAY LINE
M	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	N 01°20'44" E	30.32'
L-2	N 01°27'30" E	30.33'
L-3	N 01°18'15" E	30.32'

TABLE OF OWNERSHIP

Ⓐ	STEPHEN J. & MARGARET HUJO 07-00-039-000-016 0.23 ACRES (REC.) VOLUME 1256, PAGE 633

APPROVED LORAIN CO. MAPPING
DATE 7-17-13
PAGE 7-00-039-B
BY R. MINNES
#13-02762-A

07-00-039-000-017
SCAN # 47519

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 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: 20060170534 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 1.2471 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 39, 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 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 SURVEYOR NO. 8469

April 13, 2010
DATE

REVISION	DATE:	BY:	DESCRIPTION:
	07-29-05	CMH	ISSUE TO CLIENT
	08-22-05	CMH	ADD CONSOLIDATION PARCEL
	12-29-06	CMH	UPDATED BOUNDARY SURVEY AFTER PARCEL SPLIT
	04-13-10	MCB	UPDATED BOUNDARY SURVEY FOR LEGAL DESCRIPTION FOR LOT 07-00-039-000-017

DRAWN BY: BDA

CHECKED BY: MCB

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. 05-2143

J:\052143\DRAWINGS\DWG\BOUNDARY SURVEY UPDATED APRIL 2010.DWG