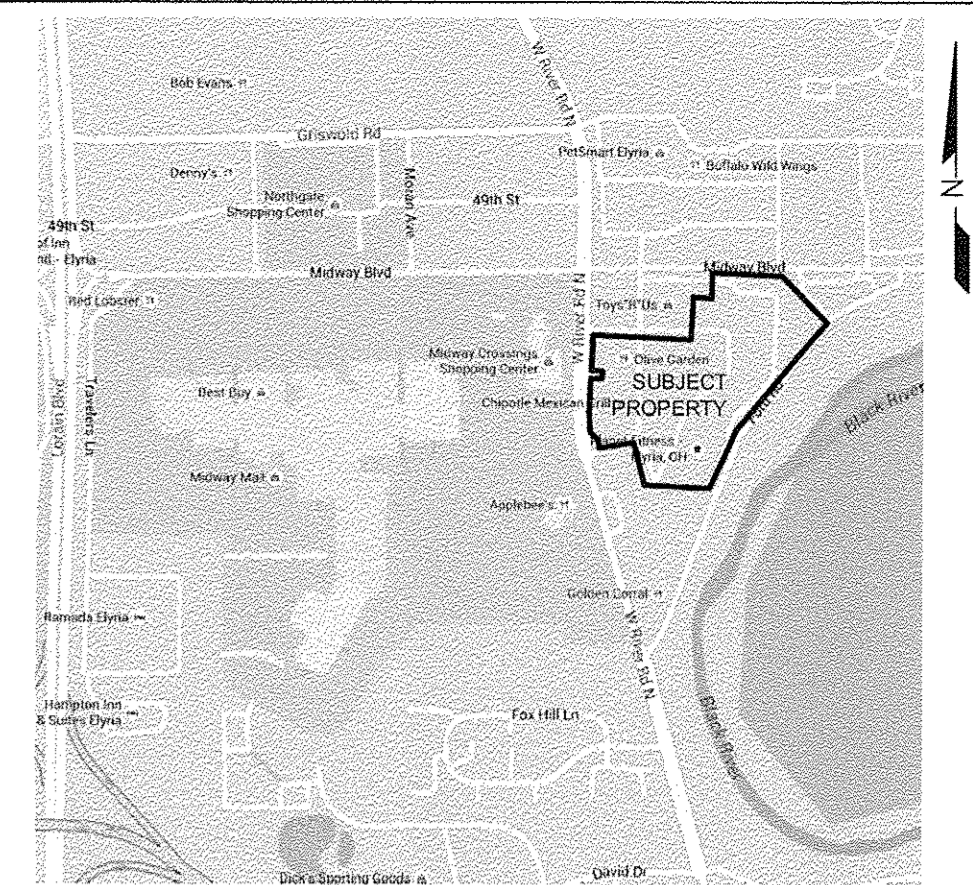
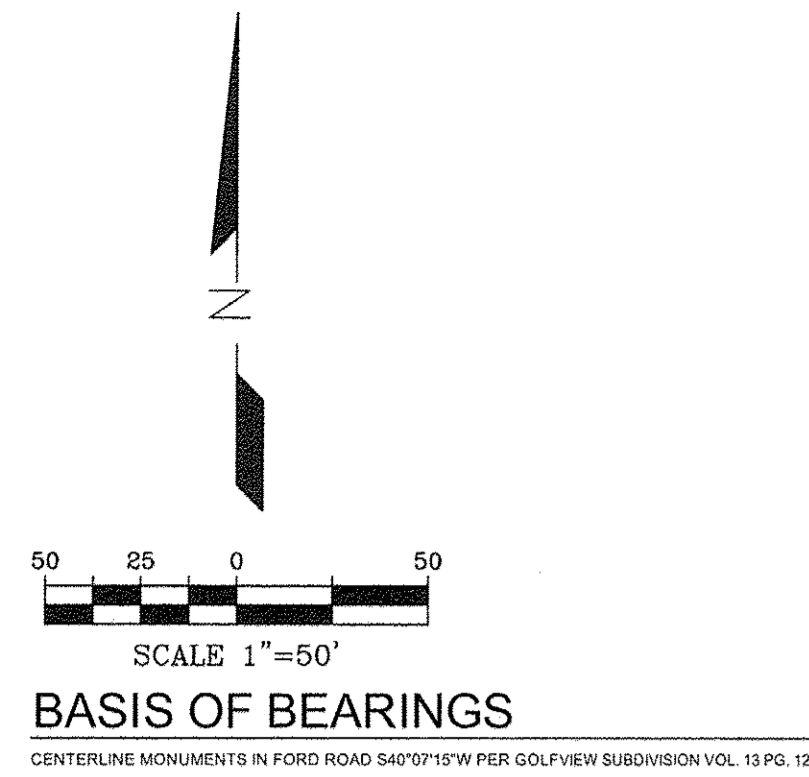


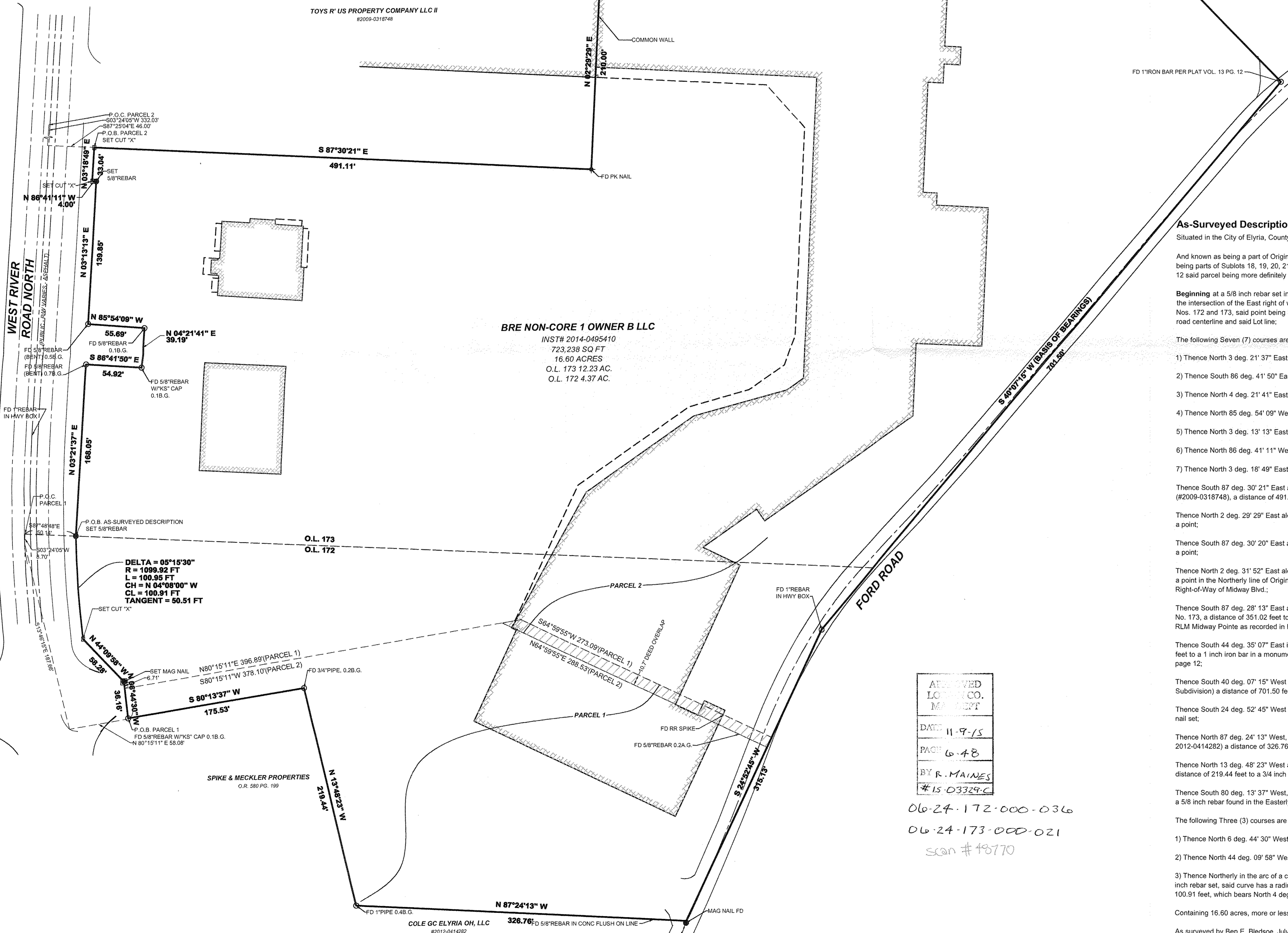
CONSOLIDATION PLAT

1511-1599 West River Road
Elyria, Lorain County, Ohio



LEGEND:

⊙	YARD LIGHT	—	FENCE	⊙	FD AXLE
⊙	LIGHT POLE	—	GUARDRAIL	⊙	FD BRASS DISK
⊙	SIGNAL POLE	—	OVERHEAD WIRES	⊙	FD COT GIN SPOLE
⊙	UTILITY POLE	—	UNDER ELEC.	⊙	FD CHISELED X
⊙	GUY WIRE	—	GAS LINE	⊙	SET CHISELED X
⊙	CATCH BASIN	—	SAN SEWER LINE	⊙	SET DRILL HOLE
⊙	CURB INLET	—	STORM SEWER LINE	⊙	FD HARRISON MON.
⊙	ELECTRIC MH	—	UNDER TELEPHONE	⊙	SET HARRISON MON.
⊙	MANHOLE	—	EXISTING WATER LINE	⊙	SET HUB/TACK
⊙	PHONE MH	—	CHILLED WATER LINE	⊙	FD REBAR
⊙	SANITARY MH	—	SIGN	⊙	SET REBAR
⊙	SIGNAL MH	—	R.O.W. MON.	⊙	FD MAG NAIL
⊙	STEAM MH	—	MONITORING WELL	⊙	SET MAG NAIL
⊙	STORM MH	—	BOLLARD	⊙	SET NAIL
⊙	WATER MH	—	BORE HOLE	⊙	SET NAIL
⊙	ELEC. METER	—	DOWNSPOUT	⊙	FD PIPE
⊙	CLEANOUT	—	GATE POST	⊙	SET RR SPIKE
⊙	GAS METER	—	POLE	⊙	FD STONE
⊙	GAS VALVE	—	PARKING METER	⊙	RECORDED B&D
⊙	WATER VALVE	—	SPOOT	⊙	MEASURED B&D
⊙	FIRE HYDRANT	—	T-POST	⊙	BELOW GROUND
⊙	SPR. HOOKUP	—	WOOD POST	⊙	CONF. TREE
⊙	SPRINKLER	—	PARKING SPACES	⊙	DECID. TREE
⊙	GAS RISER-BOX	—	ELEC. VAULT	⊙	SHRUB
		—	TRANSFORMER	⊙	PHONE RISER-BOX
		—	PROP. TANK	⊙	TV RISER-BOX
		—	PARKING BLOCK	⊙	ELEC. RISER-BOX
		—	POST	⊙	NON-SCALABLE LINE



As-Surveyed Description

Situated in the City of Elyria, County of Lorain and State of Ohio:
And known as being a part of Original Lots Nos. 172 and 173 in Elyria Township, West of Black River and being parts of Sublots 18, 19, 20, 21 and 22 in Golf View Subdivision, recorded in Plat Volume 13, Page 12 said parcel being more definitely described as follows:

- The following Seven (7) courses are in the Easterly line of said parcel conveyed to the City of Elyria;
- 1) Thence North 3 deg. 21' 37" East, a distance of 188.05 feet to a 5/8 inch rebar found;
 - 2) Thence South 86 deg. 41' 50" East, a distance of 54.92 feet to a 5/8 inch rebar found;
 - 3) Thence North 4 deg. 21' 41" East, a distance of 39.19 feet to a 5/8 inch rebar found;
 - 4) Thence North 85 deg. 54' 09" West, a distance of 55.69 feet to a 5/8 inch rebar found;
 - 5) Thence North 3 deg. 13' 13" East, a distance of 139.85 feet to a 5/8 inch rebar set;
 - 6) Thence North 86 deg. 41' 11" West, a distance of 4.00 feet to a 5/8 inch rebar set;
 - 7) Thence North 3 deg. 18' 49" East, a distance of 33.04 feet to 5/8 inch rebar set;

Thence South 87 deg. 30' 21" East along the South line of Toys R' Us Property Company LLC II (#2009-0318748), a distance of 491.11 feet to a PK nail found;

Thence North 2 deg. 29' 29" East along the Easterly line of said Toys R' Us, a distance of 210.00 feet to a point;

Thence South 87 deg. 30' 20" East along the Easterly line of said Toys R' Us, a distance of 92.00 feet to a point;

Thence North 2 deg. 31' 52" East along the Easterly line of said Toys R' Us, a distance of 122.15 feet to a point in the Northerly line of Original Lot No. 173 and a 5/8 inch rebar found also being the South Right-of-Way of Midway Blvd.;

Thence South 87 deg. 28' 13" East along said South Right-of-Way and the Northerly line of Original Lot No. 173, a distance of 351.02 feet to a 1/2 inch iron pipe at the Northwestern corner of land conveyed to RLM Midway Pointe as recorded in Instrument No. 2007-0218839 of Lorain County Deed Records;

Thence South 44 deg. 35' 07" East in the RLM Midway Pointe LLC Southwesterly line a distance of 317.14 feet to a 1 inch iron bar in a monument box in Ford Road per the plat of Golfview Subdivision, Volume 13, page 12;

Thence South 40 deg. 07' 15" West in the centerline of Ford Road (basis of bearing said Golfview Subdivision) a distance of 701.50 feet to a 1 inch bar in monument box;

Thence South 24 deg. 52' 45" West in the centerline of Ford Road, a distance of 315.13 feet to a MAG nail set;

Thence North 87 deg. 24' 13" West, along the North line of Cole GC Elyria OH, LLC (Instrument No. 2012-0414282) a distance of 326.76 feet to a 1/2 inch iron pipe found;

Thence North 13 deg. 48' 23" West along the East line of Spike & Meckler (Deed Book 580, page 199) a distance of 219.44 feet to a 3/4 inch iron pipe found;

Thence South 80 deg. 13' 37" West, along the North line of Spike & Meckler a distance of 175.53 feet to a 5/8 inch rebar found in the Easterly line of said Parcel 96-WD conveyed to the City of Elyria;

The following Three (3) courses are in the Easterly line of said parcel conveyed to the City of Elyria;

- 1) Thence North 6 deg. 44' 30" West, a distance of 36.16 feet to a MAG nail set;
- 2) Thence North 44 deg. 09' 58" West, a distance of 58.28 feet to a 5/8 inch rebar set;
- 3) Thence Northerly in the arc of a curve which deflects to the right, a distance of 100.95 feet to a 5/8 inch rebar set, said curve has a radius of 1099.92 feet, a central angle of 05 deg. 19' 30" and a chord of 100.91 feet, which bears North 4 deg. 08' 00" West with a tangent of 50.51 feet to the Point of Beginning;

Containing 16.60 acres, more or less, being 12.23 acres in O.L. 173 and 4.37 acres in O.L. 172.

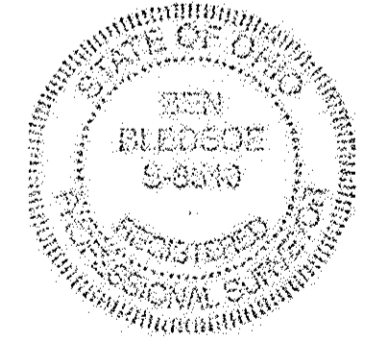
As surveyed by Ben E. Bledsoe, July 31, 2015

CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were under my direct supervision and is based on an actual field survey. All monumentation is or will be set as shown.

This survey made in accordance with the "Minimum Standards for Boundary Survey" in the State of Ohio as defined by Chapter 4733.37 of the Ohio Administrative Code.

Date of Plat or Map: July 31, 2015
By: *Ben E. Bledsoe*
Name: Ben E. Bledsoe
Professional Surveyor No. 8540
State of Ohio



Bledsoe Riggert Guerrettaz
LAND SURVEYING
1351 West Tapp Road
Bloomington, Indiana 47403
P: 812-336-8277
E: 812-336-0817
E: ben@brgsvil.com
BRG Project No. 8764

11-6-15	REVISED PER COMMENTS	GSK	BEB
8-4-15	REVISED PER COMMENTS	GSK	BEB
MARK	DATE	REVISION	BY

1511-1599 West River Road Elyria, OH	
SCALE: 1"=50'	CHKD./AP'VD:
DATE: JULY 31, 2015	APPROVED:
DWN. BY: G.S.K.	
CHKD. BY: B.E.B.	