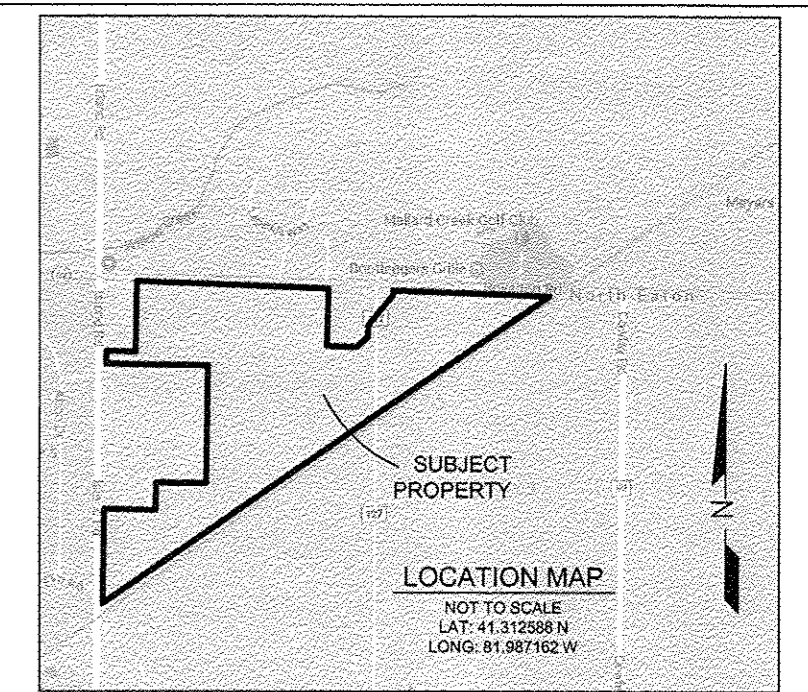


BOUNDARY SURVEY

BEING A PART OF ORIGINAL EATON TOWNSHIP LOT No.16

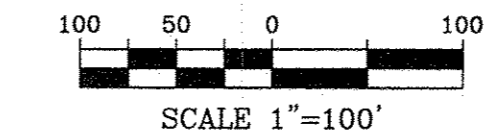
EATON TOWNSHIP, LORAIN COUNTY, OHIO.



LEGEND:

- FD AXLE
- FD BRASS DISK
- FD COI DR SPIRE
- FD CHISELED X
- SET CHISELED X
- SET DRILL HOLE
- FD HARRISON MON
- SET HARRISON MON
- SET HUBTACK
- FD REBAR
- SET REBAR
- FD MAG NAIL
- SET MAG NAIL
- FD NAIL
- SET NAIL
- FD PIPE
- SET PIPE
- FD RR SPIKE
- SET RR SPIKE
- FD STONE
- SET STONE
- RECORDED B&D
- MEASURED B&D
- CALCULATED B&D
- PROPORTIONAL DIST.
- A.G. ABOVE GROUND
- B.G. BELOW GROUND
- NON-SCALABLE LINE

APPROVED
 LOCAL GOV.
 DATE 5-24-17
 PAGE 11-00-016
 BY R. MAINES
 #17-03680-D



Basis of Bearings

Centerline of Royaltown Road, being S 84°38'04\"/>

11-00-016-000-003
 -055
 -057
 -082

Parcel 3 Description

Situated in the Township of Eaton, Lot No. 16, County of Lorain, and State of Ohio, and being described as follows:
 Commencing at a set MAG nail at the centerline of Reed Road (T.R. 127) and the centerline of State Road 82 (Elyria-Twinsburg Road) and being the Northwesterly corner of said Lot 16;

Thence along the centerline of said State Road 82; South 84 degrees 38 minutes 04 seconds East a distance of 125.11 feet to a MAG nail set at the Point of Beginning; said point being the Northeast corner of Marlene D. Thomas (Instrument No. 2009-0280441);

Thence continuing along the centerline of State Road 82, South 84 degrees 38 minutes 04 seconds East, 620.90 feet to a MAG nail set at the Northwesterly corner of Parcel No. 2 per deed to Magerko Real Estate, LLC (Instrument No. 2012-0429308);

Thence along the West line of said Parcel 2; South 04 degrees 33 minutes 57 seconds West, 414.61 feet to a found 5/8 inch rebar on the North line of Parcel No. 4 of said Magerko Real Estate, LLC.

Thence along said North line North 85 degrees 50 minutes 39 seconds West, 8.57 feet to a found 5/8 inch rebar at the Northwest corner of said Parcel No. 4;

Thence continuing along said west line of Parcel No. 4 South 09 degrees 57 minutes 04 seconds West, 457.14 feet to a found 3/4 inch iron pipe on the Northerly Right-of-Way of the CSX Transportation Inc. (Instrument No. 2007-0231556);

Thence along said northerly Right-of-Way of said CSX Transportation Inc. South 59 degrees 00 minutes 04 seconds West, 838.49 feet to a MAG nail set in the centerline of Reed Road;

Thence along the centerline of Reed Road North 04 degrees 02 minutes 44 seconds East, 397.84 feet to a MAG nail set at the Southwest corner of Timothy J. Mitchell (Instrument No. 783312 #1762);

Thence along the south line of Mitchell, South 86 degrees 01 minute 18 seconds East (passing a 5/8 inch rebar at 25.04 feet) a total distance of 219.94 feet to a found 5/8 inch rebar at the Southeast corner of Mitchell;

Thence along the East line of said Mitchell parcel North 04 degrees 05 minutes 31 seconds East, 114.96 feet to a found 5/8 inch rebar at the Northeast corner of said Mitchell parcel and being on the South line of the North Eaton Baptist Church per Instrument No. 2012-0433983;

Thence along the East line of said North Eaton Baptist Church North 04 degrees 02 minutes 48 seconds East, 499.90 feet to a found 5/8 inch rebar at the Northeast corner of said North Eaton Baptist Church;

Thence along the North line of said North Eaton Baptist Church North 85 degrees 57 minutes 12 seconds West (passing a found 5/8 inch rebar at 410.73 feet) a total distance of 435.60 feet to a set MAG nail in the centerline of Reed Road;

Thence along the centerline of Reed Road North 04 degrees 02 minutes 44 seconds East, 54.92 feet to a MAG nail set at the Southwest corner of Marlene D. Thomas (Instrument No. 2009-0280441);

Thence along the South line of said Thomas parcel South 84 degrees 41 minutes 43 seconds East (passing a 5/8 inch rebar at 25.00 feet) a total distance of 125.00 feet to a found 5/8 inch rebar at the Southeast corner of said Thomas parcel;

Thence along the East line of said Thomas parcel North 04 degrees 04 minutes 22 seconds East (passing a found 5/8 inch rebar at 244.97 feet) a total distance of 299.92 feet to the Point of Beginning. Containing 11.992 acres in total, 1.01 acres in highway easement, and 10.985 net acres.

Parcel 4 Description

Situated in the Township of Eaton, Lot No. 16, County of Lorain, and State of Ohio, and being described as follows:
 Commencing at a set MAG nail at the centerline of Reed Road (T.R. 127) and the centerline of State Road 82 (Elyria-Twinsburg Road) and being the Northwesterly corner of said Lot 16;

Thence along the centerline of said State Road 82; South 84 degrees 38 minutes 04 seconds East a distance of 947.58 feet to a MAG nail set at an angle point in the centerline of State Road 82;

Thence continuing along said centerline South 84 degrees 27 minutes 55 seconds East, 276.05 feet to a MAG nail set at the Point of Beginning;

Thence continuing along said centerline South 84 degrees 27 minutes 55 seconds East, 661.45 feet to a MAG nail set at the Northwesterly Right-of-Way of CSX Transportation Inc. (Instrument No. 2007-0231556);

Thence along the Northwest Right-of-Way of said CSX Transportation Inc., South 59 degrees 00 minutes 04 seconds West 1463.36 feet to a 3/4 inch iron pipe at the Southeast corner of Parcel No. 3 per Magerko Real Estate LLC, (Instrument No. 2012-0429308);

Thence along the East line of said Magerko Real Estate LLC North 09 degrees 57 minutes 04 seconds East, 457.14 feet to a found 5/8 inch rebar;

Thence continuing along said East line of Magerko Real Estate LLC South 85 degrees 50 minutes 39 seconds East, 8.57 feet to a found 5/8 inch rebar; said point being on the Southwest corner of Parcel No. 2 of Magerko Real Estate LLC (Instrument No. 2012-0429308);

Thence along the South line of said Parcel No. 2, South 85 degrees 50 minutes 39 seconds East, 145.00 feet to a set 5/8 inch rebar;

Thence continuing along the South line of said Parcel No. 2 and the Southeasterly line of Sellards Properties LLC (Instrument No. 2015-0568682) North 52 degrees 16 minutes 01 second East (passing a found 5/8 inch rebar found at 243.55 feet) a total distance of 309.95 feet to a found 5/8 inch rebar;

Thence along the Easterly line of said Sellards Properties LLC, North 03 degrees 20 minutes 00 seconds East, 49.70 feet to a found 5/8 inch rebar on the South line of John & Leslie Martincic (Instrument No. 723242);

Thence along the South line of said Martincic, South 86 degrees 40 minutes 00 seconds East, 55.00 feet to a set 5/8 inch rebar;

Thence along the East line of Martincic North 03 degrees 04 minutes 00 seconds East, 68.58 feet to a set chiseled "x" at the Southwest corner of MF Blackmore LLC (Instrument No. 2016-0571788);

Thence along the South line of MF Blackmore LLC North 45 degrees 49 minutes 41 seconds East (passing a found 5/8 inch rebar at 28.43 feet) a total distance of 77.25 feet to a set 5/8 inch rebar;

Parcel 1 Description

Situated in the Township of Eaton, Lot No. 16, County of Lorain, and State of Ohio, and being described as follows:
 Commencing at a set MAG nail at the centerline of Reed Road (T.R. 127) and the centerline of State Road 82 (Elyria-Twinsburg Road) and being the Northwesterly corner of said Lot 16;

Thence along the centerline of said State Road 82; South 84 degrees 38 minutes 04 seconds East a distance of 847.58 feet to a MAG nail set at the Northeast corner of Parcel No. 2 per deed to Magerko Real Estate LLC (Instrument No. 2012-0429308) and the Point of Beginning;

Thence continuing along the centerline of State Road 82, South 84 degrees 38 minutes 04 seconds East, 100.00 feet to a MAG nail set at the Northwest corner of Sellards Properties LLC (Instrument No. 2015-0568682);

Thence along the West line of said Sellards parcel South 04 degrees 54 minutes 33 seconds West (passing a 5/8 inch rebar at 55.51 feet), 245.00 feet to a found 1/2 inch pipe at the Southwest corner of said Sellards parcel; Said point also being on the North line of Parcel No. 2 of Magerko Real Estate, LLC (Instrument No. 2012-0429308);

Thence along the North line of Parcel No. 2 of Magerko Real Estate, LLC North 84 degrees 35 minutes 07 seconds West, 100.00 feet to a 5/8 inch rebar set;

Thence North 04 degrees 54 minutes 33 seconds East, 244.91 feet to the Point of Beginning. Containing 0.562 total acres, 0.126 acres in highway easement, and 0.435 net acres

Parcel 2 Description

Situated in the Township of Eaton, Lot No. 16, County of Lorain, and State of Ohio, and being described as follows:
 Commencing at a set MAG nail at the centerline of Reed Road (T.R. 127) and the centerline of State Road 82 (Elyria-Twinsburg Road) and being the Northwesterly corner of said Lot 16;

Thence along the centerline of said State Road 82; South 84 degrees 38 minutes 04 seconds East a distance of 746.01 feet to a set MAG nail at the Point of Beginning, said point being the Northeast corner of Parcel No. 3 per deed to Magerko Real Estate LLC (Instrument No. 2012-0429308);

Thence continuing along the centerline of State Road 82, South 84 degrees 38 minutes 04 seconds East, 101.57 feet to a set MAG nail at the Northwest corner of Parcel No. 1 Per Magerko Real Estate, LLC (Instrument No. 2012-0429308);

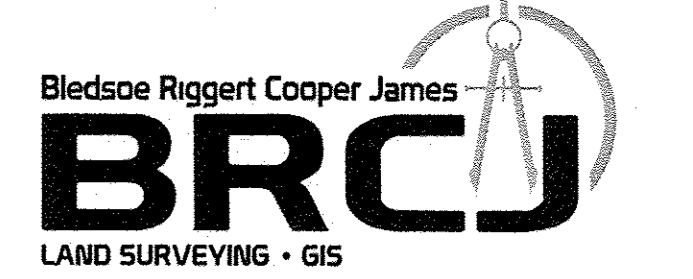
Thence along the Westerly line of said Parcel No. 1, South 04 degrees 54 minutes 33 seconds West, 244.91 feet to a set 5/8 inch rebar;

Thence South 84 degrees 35 minutes 07 seconds East along the South line of said Parcel No. 1 of Magerko Real Estate LLC and the South line of Sellards Properties LLC (Instrument No. 2015-0568682) (passing a 1/2 inch iron pipe at the Southwest corner of said Sellards property at 100.00 feet) a total distance of 225.06 feet to a 5/8 inch rebar found; said point being on a Northwesterly line of Parcel No. 4 per Magerko Real Estate LLC (Instrument No. 2012-0429308);

Thence along said Northwesterly line South 52 degrees 16 minutes 01 second West, 243.55 feet to a set 5/8 inch rebar;

Thence continuing along a northerly line of said Parcel No. 4 of the Magerko Real Estate LLC property North 85 degrees 50 minutes 39 seconds West, 145.00 feet to a found 5/8 inch rebar on the East line of Parcel No. 3 of said Magerko Real Estate LLC;

Thence along the East line of Parcel No. 3 of Magerko Real Estate LLC, North 04 degrees 33 minutes 57 seconds East, 414.61 feet to the Point of Beginning. Containing 1.471 total acres, 0.128 acres in highway easement, and 1.343 net acres.



1351 West Tapp Road Bloomington, Indiana 47403
 Phone: 812-336-8277 Email: ben@brcjcivil.com

BRCJ Project No. 9445-B

"BOUNDARY SURVEY"

PREPARED FOR:



17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
 Tel: (714)-979-7181 Fax: (714)-641-2840
 www.themathewscompany.com

MARK	DATE	REVISION	BY	AP'VD

SCF Realty Capital LLC

34457 E Royaltown Rd
 Columbia Station, OH
 (84 Lumber)

SCALE: 1"= 50'	CHKD/AP'VD:
DATE: MAY 22, 2017	APPROVED:
DWN. BY: GSK	Store Name: N. EATON
CHKD. BY: BEB	STORE #: 303 SHEET 1 OF 1

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: May 22, 2017

By: *Ben E. Bledsoe*
 Name: Ben E. Bledsoe
 Professional Surveyor No. 8540
 State of Ohio

