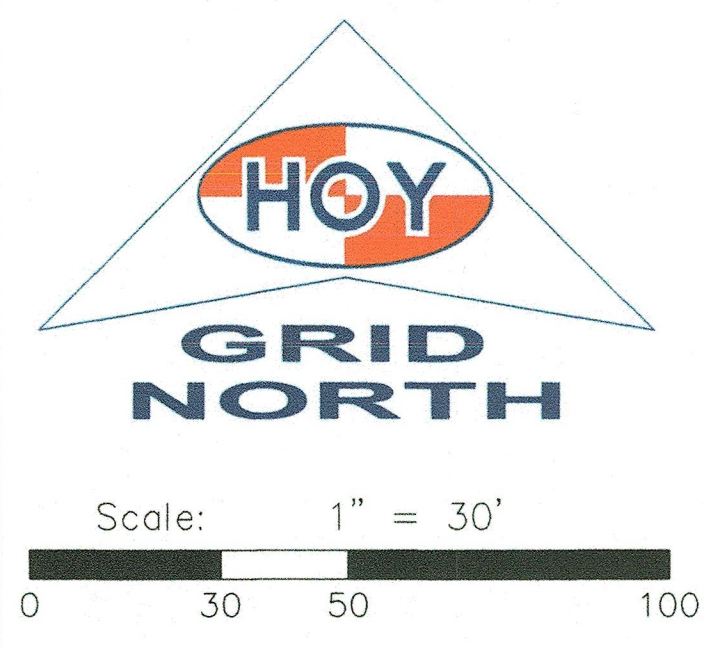
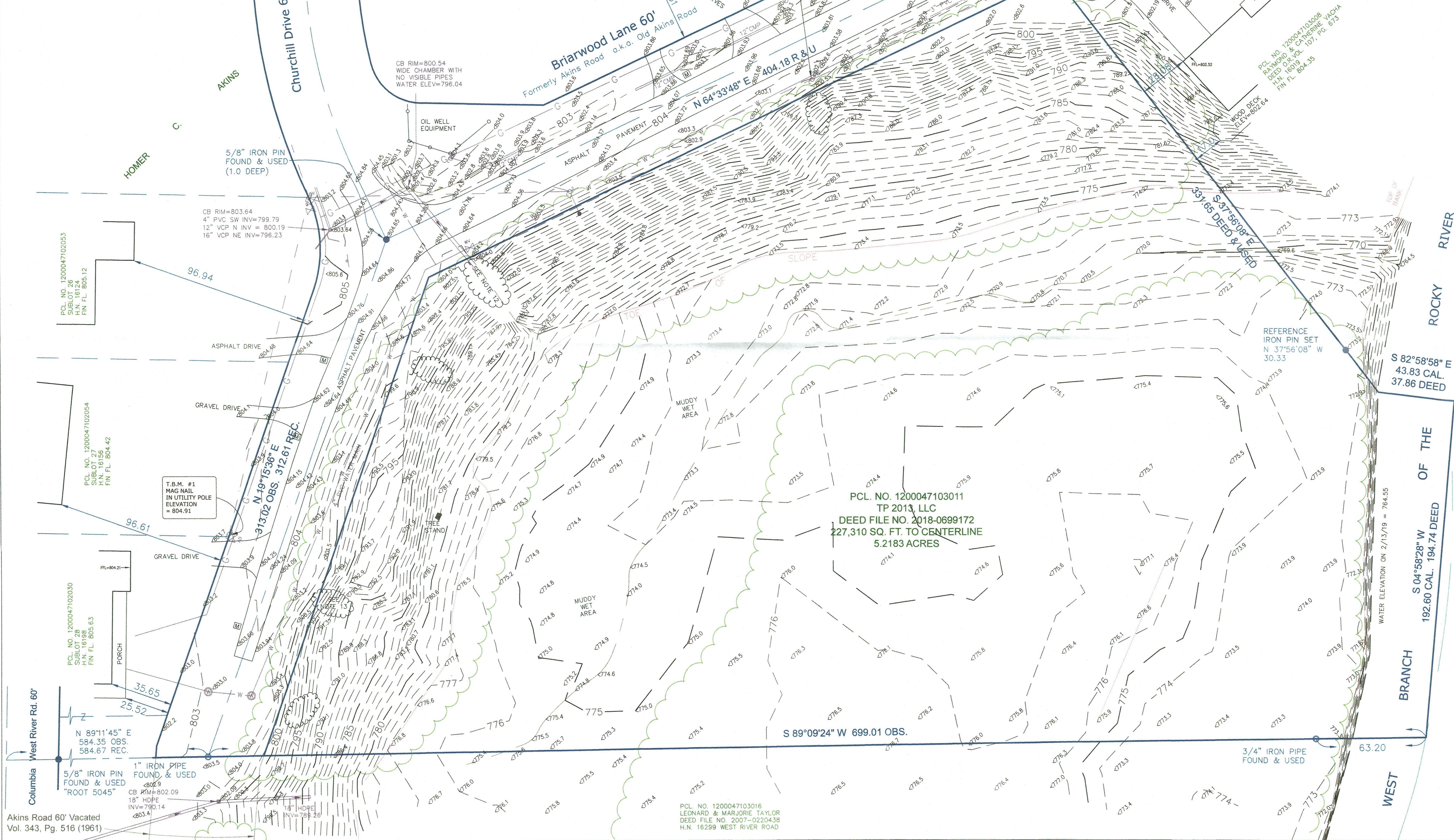


PLAT OF BOUNDARY, LOCATION, TOPOGRAPHIC AND UTILITY SURVEY OF PARCEL NO. 12-00-047-103-011 AS CONVEYED TO TP 2013, LLC IN DEED FILE NO. 2018-0699172 OF LORAIN COUNTY RECORDS OF PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO. 47, LORAIN COUNTY, OHIO



OUPS TICKET #A901800926 - RESPONSE CHART TO PLANS REQUEST

UTILITY	NO UNDERGROUND FACILITIES	GIS - GRAPHIC STYLE MAP	DIMENSIONED PLANS	NO RESPONSE
OHIO EDISON	X			
DIVERSIFIED RESOURCES OHIO, INC.				X
COLUMBIA GAS TRANSMISSION - ME				X
COLUMBIA GAS OF OHIO				X
GREEN ENERGY, INC.				X
RURAL LORAIN WATER		X		
CHARTER COMM - SPECTRUM				X
ASPIRE ENERGY				X
COLUMBIA TOWNSHIP-LORAIN COUNTY				X



50469
 APPROVED
 J.G.H.
 12/7/21
 PAGE 12-00-047
 BY J.G.H.
 #21-04740-A

- SURVEY NOTES:**
- "Iron Pin Set" are 5/8" re-bar, 30" long with plastic identification caps as required unless otherwise noted. Survey is valid only if print has original seal and signature of surveyor present and the declaration is made to original purchaser of survey. It is not transferable to additional institutions or subsequent owners.
 - All distances shown are in feet and decimal parts thereof. Elevations shown hereon are NAVD88 Seal Level Datum WGS84 established using the Ohio VRS to determine Ohio North Zone 3401 State Plane Coordinates NAD 1983 Geoid G12BUS.
 - The bearings shown hereon are that of Ohio State Plane Coordinates as noted above.
 - Abbreviations used: N = North, S = South, E = East, W = West, Vol = Volume, Pg = Page, MAG = magnetic, P.K. = Parker Kalon, O or Obs = observed, C or Cal = calculated, M or Meas = measured, R or Rec = record, U = Used, Pd = parcel, Inst = instrument, CI = clear, Mas = masonry, Encr = encroaches, Frm = frame, Brk = brick, St = story, Dwg = dwelling, RW = right-of-way, FF = Finish Floor, O.H. = Overhead, SA = sanitary, ST = storm, CMP = corrugated metal pipe, INV = invert, VCP = verified clay pipe, conc = concrete.
 - Survey references used: Record Plats and Deeds as noted hereon.
 - No abstract of title, nor title commitment, nor results of a title search were furnished to the surveyor. All documents of record reviewed and considered are noted hereon. There may exist other documents of record that may affect this parcel. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following: easements of record, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, encumbrances, ownership title evidence or other facts which an accurate and current title search may disclose.
 - This survey map is a guide to retrace the physical monuments that are shown as "Set, Found or Used" on this boundary survey. Any future retracements of said set boundary and monuments "Set" will hold the location of the physical original monument. The mathematical values as shown on this map will yield to the monument position as retraced. The only exception to this would be the discovery of evidence that would hold precedence over the boundary determination as shown on this map.
 - In providing this boundary survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Underground utilities shown have been located from field survey locations and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. At least three days prior to construction contact the Ohio Utility Protection Service 800-362-2764 for utility markings. Ticket A901800926 was assigned the request for plans for this survey.
 - Contractor to verify all conditions in field prior to any new construction.
 - The existing deed for the subject property did not mathematically close and is marked by Lorain County for revision before the next transfer. A new legal description is provided with this survey.
 - Evidence suggests that the subject property has long been utilized as a dumping ground by the nearby properties resulting in several debris piles as shown hereon.
 - The outfall for the storm sewer that crosses under Briarwood Lane has drastically eroded the ground. However detail could not be obtained because of a debris pile covering the area.
 - A previously excavated path ends near a debris pile as shown. According to a neighbor, the excavation stopped when water began seeping out of an exposed seam in the ground causing a wet area.
 - There are no visible buildings or structures on the property.

PCL. NO. 1200047103003
 DEED FILE NO. 2014-050011

I hereby certify that I have made this survey, on the ground, and that this plat represents graphically, in so far as is possible, the results of said survey. Made in accordance with provisions of article 4733.37 of the Ohio Administrative Code to the best of my knowledge, information and belief.
 By: John R. Hoy and Associates, Inc.

John G. Hoy, President
 Registered Professional Ohio Surveyor 7419

Made at the Instance of:
LOUIS PERRY & ASSOCIATES, INC.
 A CDM Smith Company

UTILITY LEGEND

GAS	— G —	Sanitary Manhole	⊙	Electric Meter	⊙
WATER	— W —	Storm Manhole	⊙	Electric Manholes	⊙
ELECTRIC	— E —	Downspout	⊙	Elec. Transformer	⊙
COMMUNICATION	— C —	Catch Basins	⊙	Cuy Wire	—
STORM SEWER	— ST —	Sewer Cleanout	⊙	Utility Pole	⊙
SANITARY SEWER	— SA —	Water Manholes	⊙	Light Poles	⊙
STEAM MAIN	— SM —	Water Meter	⊙	Signs	⊙
TRAFFIC SIGNAL	— TS —	Water Valves	⊙	Gas Meter	⊙
		Hydrant	⊙	Gas Valves	⊙
				OUPS Markings	⊙

Symbols Legend

Utility Box	⊙	Debris Pile	⊙
Bollard	⊙		
Deciduous Tree	⊙		
Coniferous Tree	⊙		
Handicap Parking	⊙		
Mailbox	⊙		

Color Legend & Line Styles

Utilities	—	Existing	—
Overhead Wires	—	Improvements	—
Underground	—	Traffic Stripe	—
Chain link Fence	—	Woods	—
Wood Fence	—	Property-R/W Line	—
Wire Fence	—	Sublot Line	—
Setback	—	Centerline	—
Easements	—	Parcel Line	—
Ditch	—		

REVISIONS

1. Initial issue.	3/5/19
2.	
3.	
4.	

BOUNDARY, LOCATION, TOPOGRAPHIC AND UTILITY SURVEY OF 12-00-47-103-011

1. Initial issue. 3/5/19

JOHN R. HOY and ASSOCIATES, INC.
 PLANNERS, SURVEYORS, LAND CONSULTANTS
 6015 Parkridge Avenue Cleveland, OH 44144 216-476-3600 JohnH@HOY.US.COM

Drawn By: J.G.H. Date of Survey: Feb. 26, 2019 Hoy File No. 2825
 Checked By: J.G.H. Sheet 1 of 1 Drawing No. 2825-1