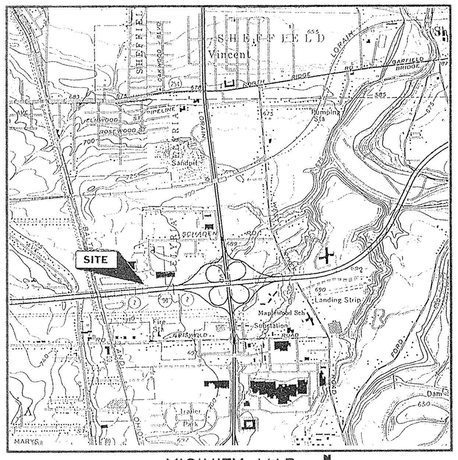
LOT SPLIT FOR ROBERT P. GRAHAM

PART OF THE ORIGINAL ELYRIA TWP
LOT No.'S 10 & 14 IN THE BRACE TRACT
T 6 N, R 17 W
CITY OF ELYRIA
LORAIN COUNTY, OHIO



VICINITY MAP
N.T.S.

LEGEND

- IRON PIN FOUND AS NOTED
- 5/8" REBAR WITH CAP GPD SET
- DRILL HOLE
- EXISTING LIGHT POLE
- EXISTING POWER & TELEPHONE POLE

ACCESS AND UTILITY EASEMENT

Situated in the City of Elyria, County of Lorain, State of Ohio, Township 6 North, Range 17 West and known as being a part of Original Township Lots 13 and 14, also known as being a portion of a parcel of land conveyed to Robert P. Graham as recorded in Deed Book 1224, Page 908 of said County's records, and being further bounded and described as follows:

Commencing at a drill hole found at the center of the cul-de-sac at the south end of Keep Court (radius of 85 feet, as recorded in Plat Book 25, Page 79), thence S 46° 31' 28" W for a distance of 85.00 feet to a 3/4 inch pipe found (bent) on the cul-de-sac right of way line of said Keep Court and being a southeast corner of said Graham, said 3/4 inch pipe being the True Place of Beginning of the parcel of land hereinafter described, thence clockwise along the following eight (8) courses and distances:

1) Thence along a south line of said Graham, S 45° 54' 51" W for a distance of 34.61 feet to a point;

2) Thence continuing along a south line of said Graham, S 85° 37' 46" W for a distance of 236.16 feet to a 1 1/4 inch pipe found;

3) Thence along an east line of said Graham, S 1° 15' 00" W for a distance of 50.33 feet to a 5/8 inch rebar with cap GPD set;

4) Thence S 85° 38' 40" W for a distance of 20.10 feet to a point;

5) Thence N 1° 15' 00" E for a distance of 70.42 feet to a point;

6) Thence N 85° 37' 46" E for a distance of 239.24 feet to a point;

7) Thence N 45° 54' 51" E for a distance of 37.44 feet to a point on said cul-de-sac right of way line;

8) Thence along said cul-de-sac right of way line, along the arc of a curve to the left having the following properties:

Delta	=	17° 08' 02"
Radius	=	85.00
Tangent	=	12.80
Chord	=	25.32

Chord Bearing = S 34° 54' 31" E for a distance of 25.42 feet to the True Place of Beginning and containing 6,846 square feet (0.1572 acres) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of James E. Karing, P.S. Number 7539, for Glaus, Pyle, Schomer, Burns and DeHaven, Inc., in April of 1998.

Basis of Bearing is True North.

We hereby certify that I have surveyed or supervised the survey of the accompanying tract of land and that the plat is a correct representation of the same. Iron pins have been found or set in all locations shown on this plat.

James E. Karing 4/27/98
James E. Karing P.S. No. 7539 Date

STATE OF OHIO
JAMES E. KARING
7539
REGISTERED
PROFESSIONAL SURVEYOR

LOT SPLIT

Situated in the City of Elyria, County of Lorain, State of Ohio, Township 6 North, Range 17 West and known as being a part of Original Township Lots 10 and 14, also known as being a portion of a parcel of land conveyed to Robert P. Graham as recorded in Deed Book 1224, Page 908 of said County's records, and being further bounded and described as follows:

Commencing at a drill hole found at the center of the cul-de-sac at the south end of Keep Court (radius of 85 feet, as recorded in Plat Book 25, Page 79), thence S 46° 31' 28" W for a distance of 85.00 feet to a 3/4 inch pipe found (bent) on the cul-de-sac right of way line of said Keep Court and being a southeast corner of said Graham, thence along a south line of said Graham, S 45° 54' 51" W for a distance of 34.61 feet to a point, thence continuing along a south line of said Graham, S 85° 37' 46" W for a distance of 236.16 feet to a 1 1/4 inch pipe found, thence along an east line of said Graham, S 1° 15' 00" W for a distance of 50.33 feet to a 5/8 inch rebar with cap GPD set, said rebar set being the True Place of Beginning of the parcel of land hereinafter described, thence clockwise along the following five (5) courses and distances:

1) Thence continuing along said east line, S 1° 15' 00" W for a distance of 130.55 feet to a 5/8 inch rebar with cap GPD found on a south line of said Graham, passing over a 5/8 inch rebar with cap GPD found at a distance of 51.55 feet, said south line also being a north limited access line of I.R. 90 / S.R. 2;

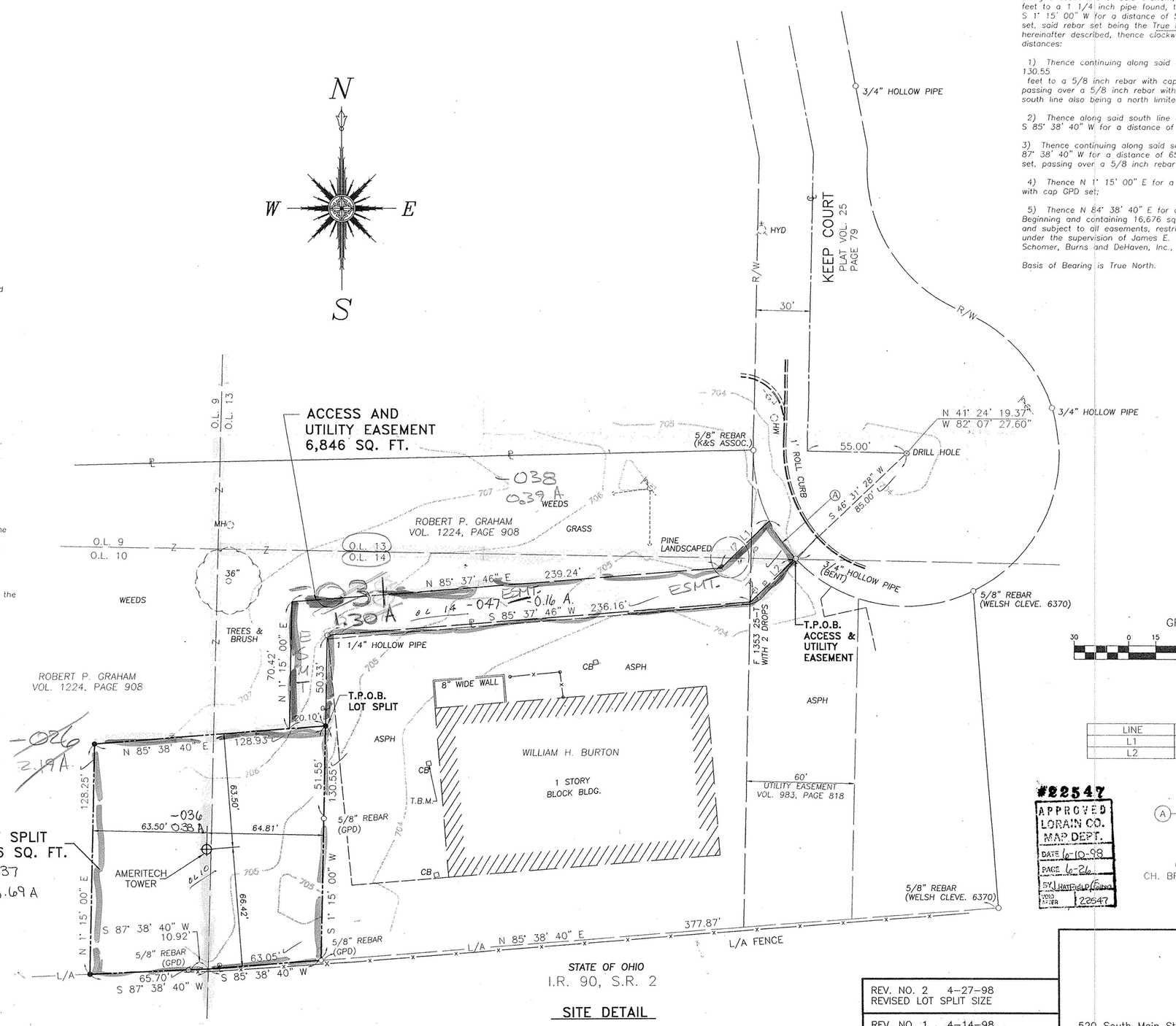
2) Thence along said south line and said north limited access line, S 85° 38' 40" W for a distance of 63.05 feet to a point;

3) Thence continuing along said south line and said north limited access line, S 87° 38' 40" W for a distance of 65.70 feet to a 5/8 inch rebar with cap GPD set, passing over a 5/8 inch rebar with cap GPD found at a distance of 10.92 feet;

4) Thence N 1° 15' 00" E for a distance of 128.25 feet to a 5/8 inch rebar with cap GPD set;

5) Thence N 84° 38' 40" E for a distance of 128.93 feet to the True Place of Beginning and containing 16,676 square feet (0.3828 acres) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of James E. Karing, P.S. Number 7539, for Glaus, Pyle, Schomer, Burns and DeHaven, Inc., in April of 1997.

Basis of Bearing is True North. 06-23-010-103-036 0.38A.



SITE DETAIL

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LINE	DIRECTION	DISTANCE
L1	N 45° 54' 51" E	37.44'
L2	S 45° 54' 51" W	34.61'

#22547
APPROVED
LORAIN CO.
MAP DEPT.
DATE 6-10-98
PAGE 6-26
BY HATFIELD
VOID AFTER 122547

(A) CURVE DATA
Δ = 17° 08' 02"
R = 85.00'
T = 12.80'
L = 25.42'
CH = 25.32'
CH. BRG. = S 34° 54' 31" E

96054.35

REV. NO. 2 4-27-98 REVISED LOT SPLIT SIZE	
REV. NO. 1 4-14-98 ADDED TOWER WITH DIMENSIONS	

GLAUS PYLE SCHOMER BURNS AND DEHAVEN INC.
GPD ASSOCIATES
ENGINEERS ARCHITECTS PLANNERS
520 South Main Street, Suite 2531
Akron, Ohio 44311-1010
Phone (330) 434-4300
Fax (330) 434-1331

Cad File: SPLITNEW.DWG TW = 0.00'0.00"
Date: 04-27-98 Time: 3:57 PM

Technician: KARING