LOT SPLIT & CONSOLIDATION

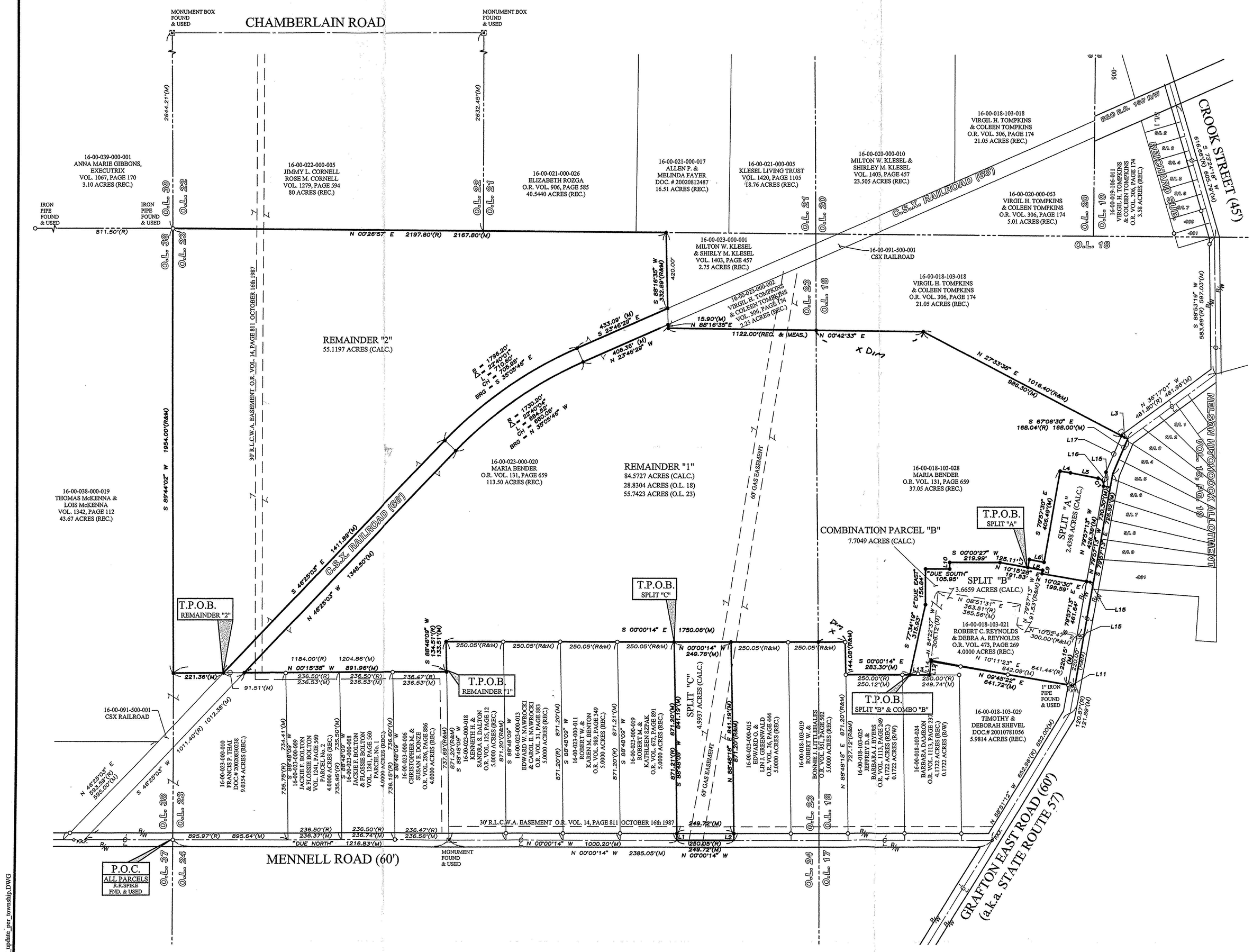
for

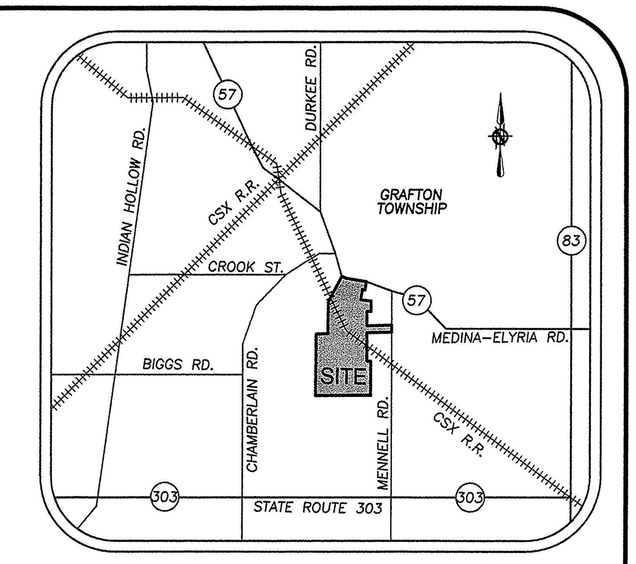
MARIA BENDER

SITUATED IN THE TOWNSHIP OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL GRAFTON TOWNSHIP LOT NUMBERS 18 AND 23, AS DESCRIBED IN A DEED TO MARIA BENDER AS RECORDED ON DECEMBER 2, 1988 IN O.R. VOLUME 131, PAGE 659 OF THE LORAIN COUNTY DEED RECORDS.

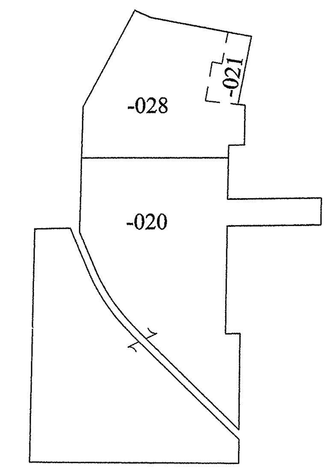
LEGEND OF SYMBOLS AND LINETYPES

- ℄ — CENTERLINE OF RIGHT-OF-WAY
- — — EDGE OF PAVEMENT
- ○ P.K.F. — P-K NAIL FOUND
- ● P.K.S. — P-K NAIL SET
- ○ — IRON PIPE, PIN, OR REBAR FOUND AS INDICATED
- ● — 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- P.O.C. — POINT OF COMMENCEMENT
- T.P.O.B. — TRUE PLACE OF BEGINNING
- FND. — FOUND
- (M) (MEAS.) — MEASURED
- (R) (REC.) — RECORD
- (R&M) — RECORD AND MEASURED
- R/W — RIGHT-OF-WAY LINE
- ▣ — 1" IRON PIN IN MONUMENT BOX

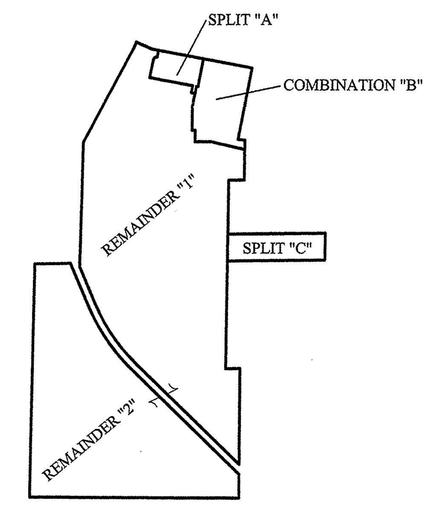




LOCATION MAP NTS



BEFORE SPLIT



AFTER SPLIT

CURVE TABLE				
Label	Radius	Length	Chord	Bearing
C1	30.00'	46.65'	42.09'	S 55°29'45" W

LINE TABLE		
Label	Length	Bearing
L1	30.01	S88°48'09"W
L2	30.01	N88°48'18"E
L3	30.10	N27°33'38"E
L4	45.97	N09°08'46"E
L5	124.15	N10°56'43"E
L6	66.43	N10°15'28"E
L7	36.00	S79°58'33"E
L8	66.42	N10°15'28"E
L9	15.11	S79°57'30"E
L10	28.91	S89°59'33"E
L11	30.00	N09°45'22"E
L12	59.84	N84°22'37"W
L13	87.04	N00°00'14"W
L14	64.71	N84°22'37"W
L15	30.00	N10°02'47"E
L16	62.44'	S79°57'13"E
L17	173.83'	S67°06'30"E

GRAPHIC SCALE

0 100 200 400

(IN FEET)

SCALE: 1" = 200'

BASIS OF BEARINGS:

CENTERLINE OF MENNELL ROAD ASSUMED TO BE "DUE NORTH"

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 TOWNSHIP OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING THAT PART OF THE ORIGINAL GRAFTON TOWNSHIP LOT NUMBERS 18 & 23 AS DESCRIBED IN DEEDS TO MARIA BENDER, AS RECORDED ON DECEMBER 2, 1988 IN O.R. VOLUME 131, PAGE 659 AND TO ROBERT C. REYNOLDS AND DEBRA A. REYNOLDS AS RECORDED ON DECEMBER 13, 1991 IN O.R. VOLUME 473, PAGE 269 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING WITHIN SAID BOUNDS 154.8283 ACRES OF LAND OF WHICH 38.9720 ACRES LIE WITHIN ORIGINAL GRAFTON TOWNSHIP LOT NUMBER 18 AND 115.8553 ACRES LIE WITHIN ORIGINAL GRAFTON TOWNSHIP LOT NUMBER 23, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. 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 ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY FOR 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 PER TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

STATE OF OHIO CHRISTOPHER HIRZEL S-8081 REGISTERED PROFESSIONAL SURVEYOR

Christopher M. Hirzel 9-24-2003

CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081

DATE

16-00-018-103-038

REVISION	DATE:	BY:	DESCRIPTION:
	05/22/03	CMH	ISSUE TO CLIENT
	09/24/03	CMH	ELIMINATE DEDICATION PARCELS PER THE TOWNSHIP OF GRAFTON

DRAWN BY: BMM

CHECKED BY: CMH

BRAMHALL ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 03-1481

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