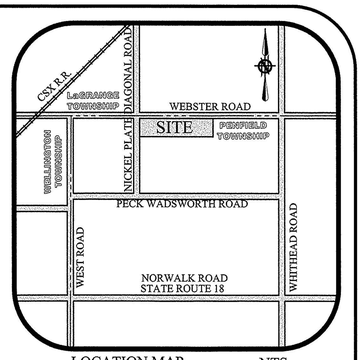
LOT SPLIT

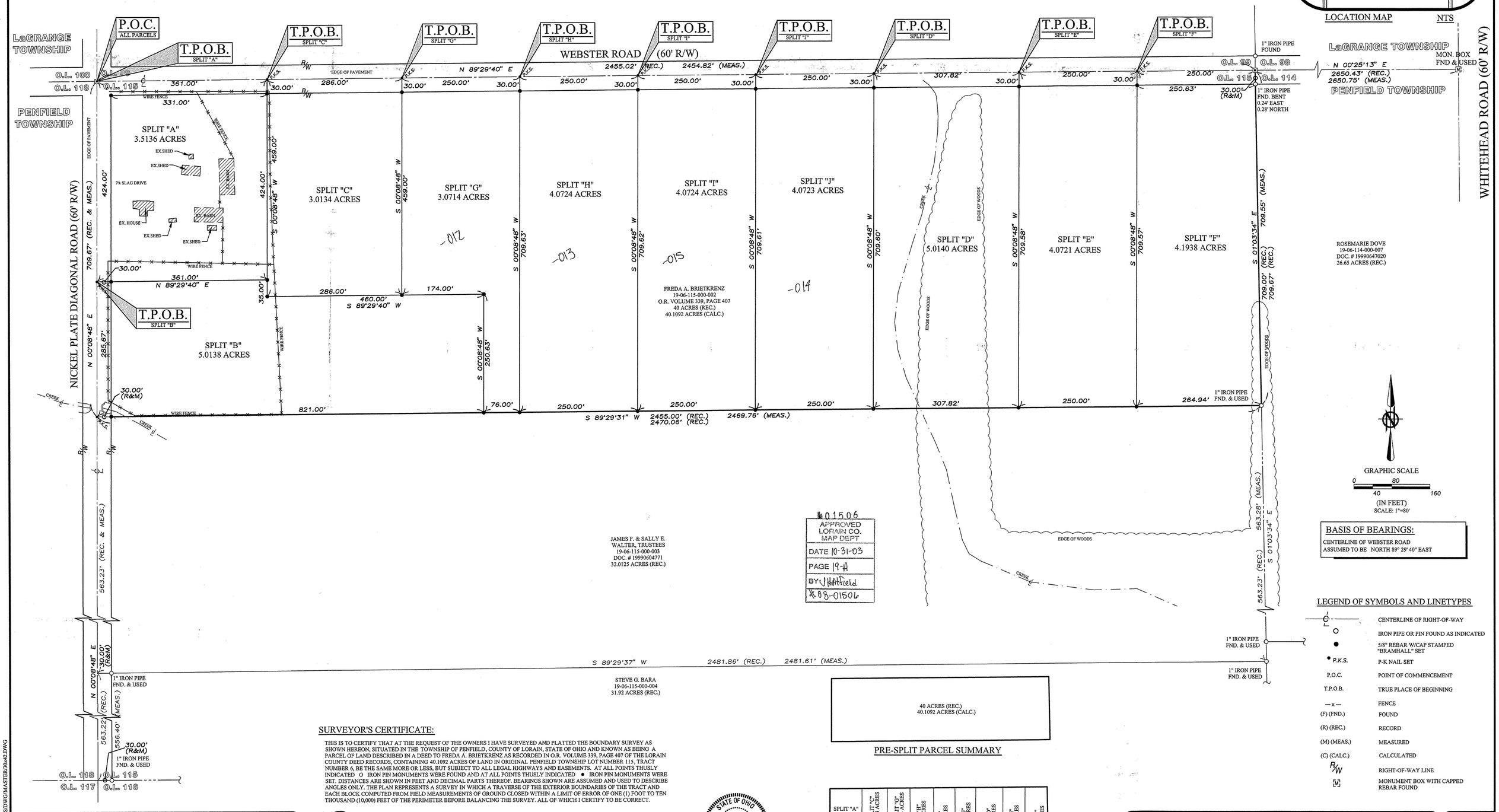
for

CALVIN SMITH BUILDERS, INC.

SITUATED IN THE TOWNSHIP OF PENFIELD, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO FREDA A. BRIETKRENZ AS RECORDED IN O.R. VOLUME 339, PAGE 407 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 40.1092 ACRES OF LAND IN ORIGINAL PENFIELD TOWNSHIP LOT NUMBER 115, TRACT NUMBER 6, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.



LOCATION MAP NTS



GRAPHIC SCALE

0 40 80 160

(IN FEET)
SCALE: 1"=80'

BASIS OF BEARINGS:

CENTERLINE OF WEBSTER ROAD
ASSUMED TO BE NORTH 89° 29' 40" EAST

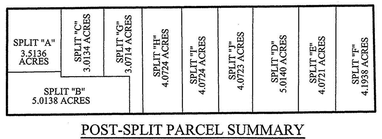
LEGEND OF SYMBOLS AND LINETYPES

℄	CENTERLINE OF RIGHT-OF-WAY
○	IRON PIPE OR PIN FOUND AS INDICATED
●	5/8" REBAR W/CAP STAMPED "BRAMHALL" SET
• P.K.S.	P-K NAIL SET
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
—x—	FENCE
(F) (FND.)	FOUND
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
(C) (CALC.)	CALCULATED
R/W	RIGHT-OF-WAY LINE
[M]	MONUMENT BOX WITH CAPPED REBAR FOUND

APPROVED
LORAIN CO.
MAP DEPT
DATE 10-31-03
PAGE 19-A
BY J Hatfield
#03-01506

40 ACRES (REC.)
40.1092 ACRES (CALC.)

PRE-SPLIT PARCEL SUMMARY



POST-SPLIT PARCEL SUMMARY

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 PENFIELD, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO FREDA A. BRIETKRENZ AS RECORDED IN O.R. VOLUME 339, PAGE 407 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 40.1092 ACRES OF LAND IN ORIGINAL PENFIELD TOWNSHIP LOT NUMBER 115, TRACT NUMBER 6, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. AT ALL POINTS THUSLY INDICATED O 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 IN 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 TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher M. Hirzel 08-07-2003

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

STATE OF OHIO — CHRISTOPHER HIRZEL S-8081 — REGISTERED PROFESSIONAL SURVEYOR

REVISION	DATE:	BY:	DESCRIPTION:
	07/01/03	CMH	ISSUE TO CLIENT
	07/07/03	CMH	EDIT PER FRANK
	08/7/03	CMH	ADDTIONAL SPLITS ADDED

DRAWN BY: BDA
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. 03-1574

J:\03-1574\DRAWINGS\DWG\MASTER\20x42.DWG