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
- 5/8" 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

GRAPHIC SCALE

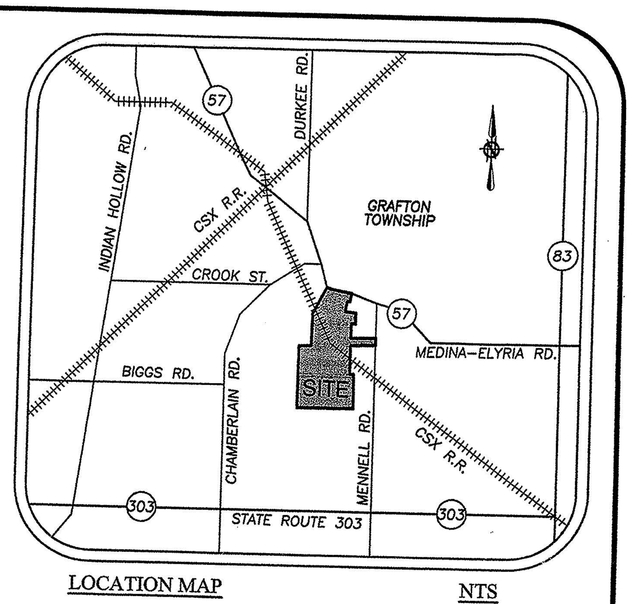
0 100 200 400

(IN FEET)

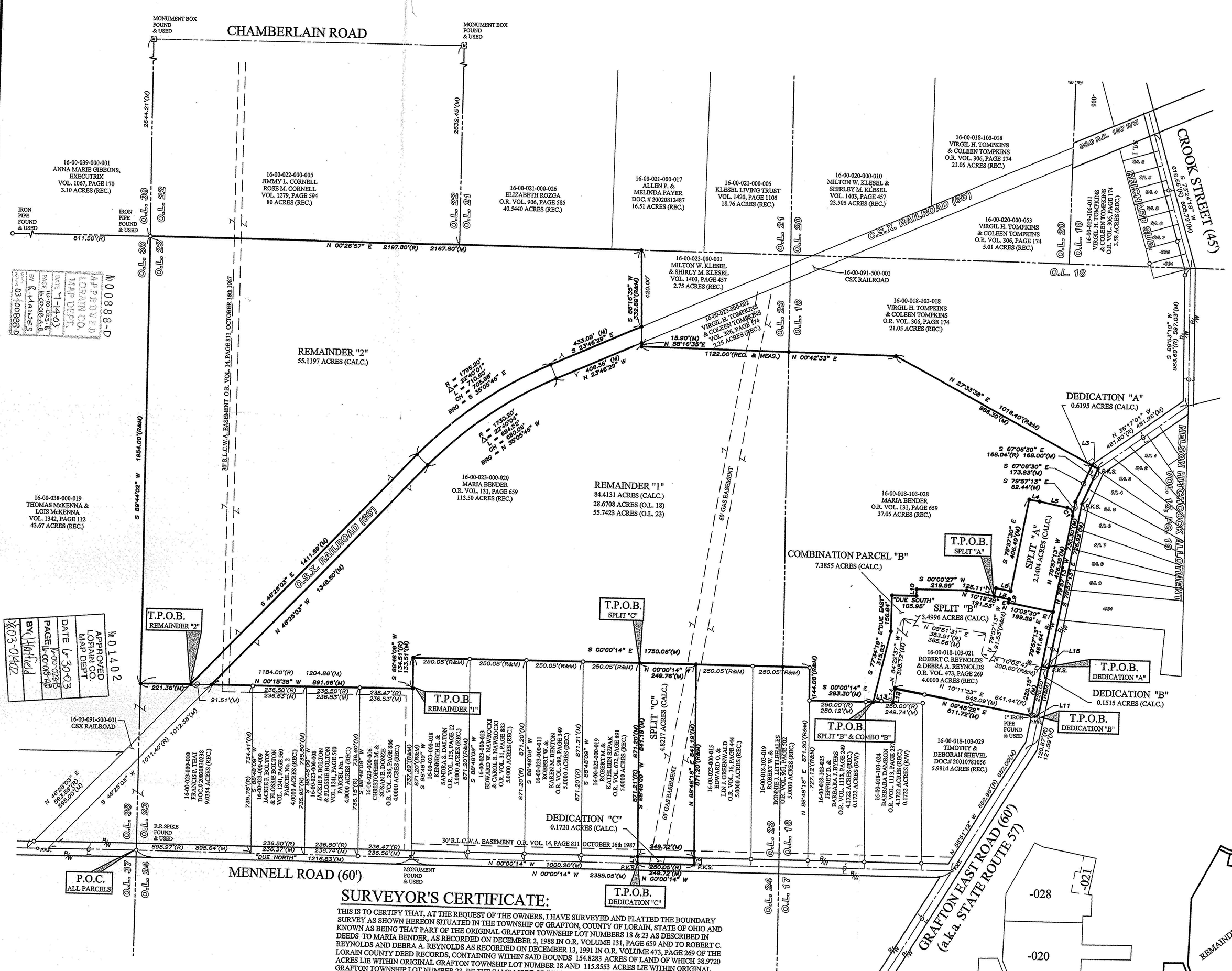
SCALE: 1" = 200'

BASIS OF BEARINGS:

CENTERLINE OF MENNELL ROAD ASSUMED TO BE "DUE NORTH"



LOCATION MAP NTS


CHAMBERLAIN ROAD
MONUMENT BOX FOUND & USED
C.S.X. RAILROAD (100')
CROOK STREET (45')
REMAINDER "2"
55.1197 ACRES (CALC.)
REMAINDER "1"
84.4131 ACRES (CALC.)
28.6708 ACRES (O.L. 18)
55.7423 ACRES (O.L. 23)
DEDICATION "A"
0.6195 ACRES (CALC.)
COMBINATION PARCEL "B"
7.3855 ACRES (CALC.)
SPLIT "A"
2.1404 ACRES (CALC.)
SPLIT "B"
3.4996 ACRES (CALC.)
SPLIT "C"
4.8277 ACRES (CALC.)
DEDICATION "B"
0.1515 ACRES (CALC.)
DEDICATION "C"
0.1720 ACRES (CALC.)
T.P.O.B. REMAINDER "2"
T.P.O.B. REMAINDER "1"
T.P.O.B. SPLIT "C"
T.P.O.B. SPLIT "A"
T.P.O.B. SPLIT "B" & COMBO "B"
T.P.O.B. DEDICATION "A"
T.P.O.B. DEDICATION "B"
T.P.O.B. DEDICATION "C"
P.O.C. ALL PARCELS
MENNELL ROAD (60')
GRAFTON EAST ROAD (60') (a.k.a. STATE ROUTE 57)
NELSON
30' R.L.C.W.A. EASEMENT O.R. VOL. 14, PAGE 811 OCTOBER 16th 1987
60' GAS EASEMENT
16-00-039-000-001 ANNA MARIE GIBBONS, EXECUTRIX VOL. 1067, PAGE 170 3.10 ACRES (REC.)
16-00-022-000-005 JIMMY L. CORNELL ROSE M. CORNELL VOL. 1279, PAGE 594 80 ACRES (REC.)
16-00-021-000-026 ELIZABETH ROZGA O.R. VOL. 906, PAGE 585 40.5440 ACRES (REC.)
16-00-021-000-017 ALLEN P. & MELINDA FAYER DOC. # 20020812487 16.51 ACRES (REC.)
16-00-021-000-005 KLESEL LIVING TRUST VOL. 1420, PAGE 1105 18.76 ACRES (REC.)
16-00-020-000-010 MILTON W. KLESEL & SHIRLEY M. KLESEL VOL. 1403, PAGE 457 23.505 ACRES (REC.)
16-00-018-103-018 VIRGIL H. TOMPKINS & COLEEN TOMPKINS O.R. VOL. 305, PAGE 174 21.05 ACRES (REC.)
16-00-020-000-053 VIRGIL H. TOMPKINS & COLEEN TOMPKINS O.R. VOL. 306, PAGE 174 5.01 ACRES (REC.)
16-00-019-106-011 VIRGIL H. TOMPKINS & COLEEN TOMPKINS O.R. VOL. 306, PAGE 174 3.58 ACRES (REC.)
16-00-023-000-001 MILTON W. KLESEL & SHIRLY M. KLESEL VOL. 1403, PAGE 457 2.75 ACRES (REC.)
16-00-091-500-001 CSX RAILROAD
16-00-023-000-020 MARIA BENDER O.R. VOL. 131, PAGE 659 113.50 ACRES (REC.)
16-00-018-103-028 MARIA BENDER O.R. VOL. 131, PAGE 659 37.05 ACRES (REC.)
16-00-018-103-021 ROBERT C. REYNOLDS & DEBRA A. REYNOLDS O.R. VOL. 473, PAGE 269 4.0000 ACRES (REC.)
16-00-018-103-029 TIMOTHY & DEBORAH SHEVEL DOC.# 20010781056 5.9814 ACRES (REC.)
16-00-038-000-019 THOMAS McKENNA & LOIS McKENNA VOL. 1342, PAGE 112 43.67 ACRES (REC.)
16-00-023-000-010 FRANCES S. TRIAL DONALD J. TRIAL 9.0354 ACRES (REC.)
IRON PIPE FOUND & USED
R.R.SPIKE FOUND & USED
MONUMENT FOUND & USED
N 00°26'57" E 2197.80'(R) 2167.80'(M)
S 89°44'02" W 1654.00'(R&M)
S 46°25'03" E 1411.89'(M)
N 46°25'03" W 1346.50'(M)
S 00°00'14" E 1750.06'(M)
N 00°00'14" W 1000.20'(M)
N 00°00'14" W 2385.05'(M)
N 00°42'33" E
N 27°33'38" E 1016.40'(R&M)
S 67°06'30" E 168.04'(R) 168.00'(M)
S 67°06'30" E 173.53'(M)
S 79°57'13" E 82.44'(M)
S 79°57'13" E 206.49'(M)
N 79°57'13" W 206.59'(M)
S 00°00'27" W 219.99'
N 10°19'23" E 181.53'
10°02'30" E 169.59'
N 10°11'23" E 642.09'(M)
N 09°42'32" E 611.72'(M)
S 89°48'09" W 1144.00'(R&M)
S 89°48'09" W 871.20'(R&M)
S 89°48'09" W 871.21'(M)
S 89°48'09" W 871.20'(R)
S 89°48'09" W 871.20'(M)
S 89°48'09" W 871.20'(R&M)
S 89°48'18" E 871.20'(R&M)
N 89°48'18" E 871.20'(R&M)
N 89°48'18" E 871.20'(