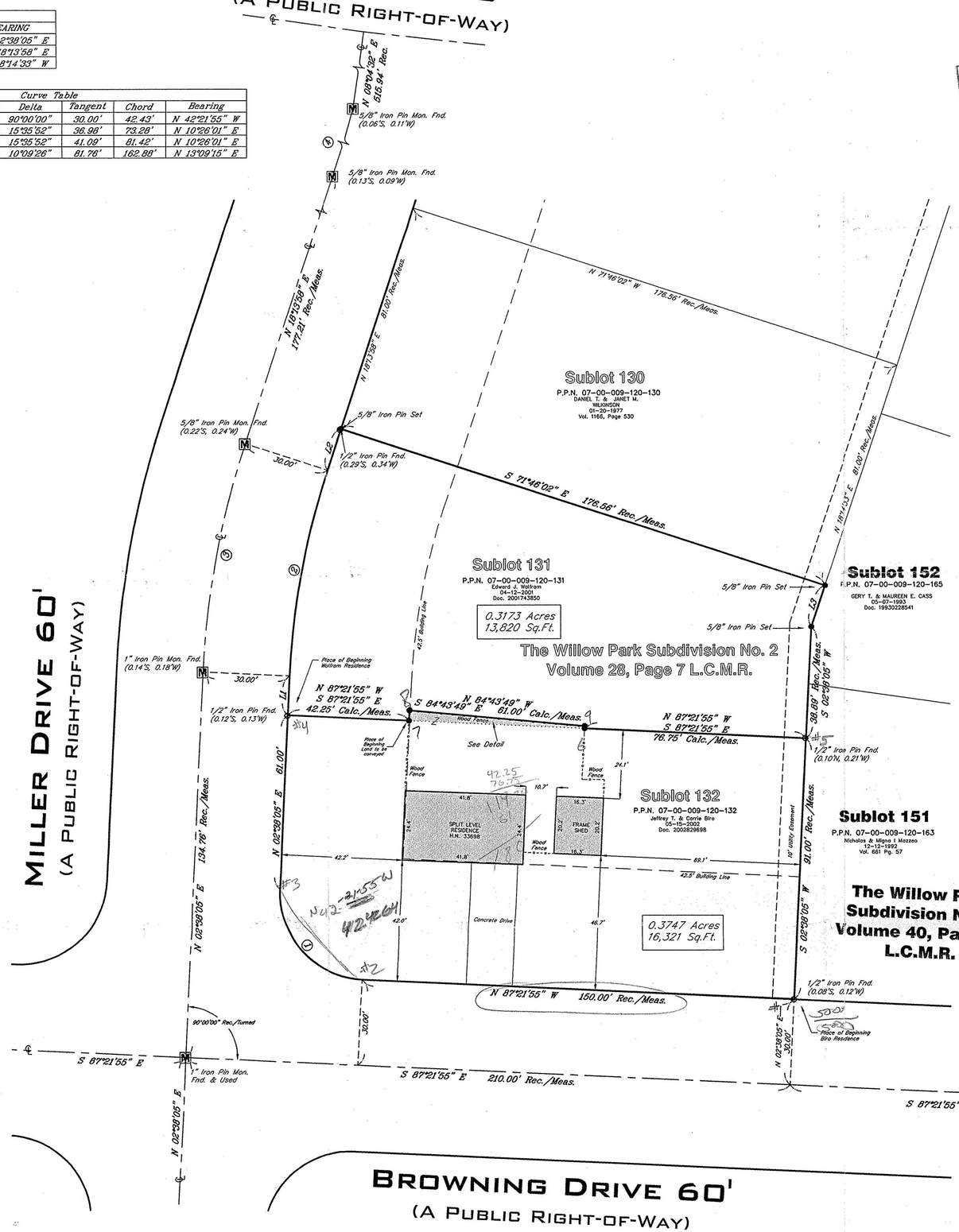
LOT SPLIT AND CONSOLIDATION FOR THE BIRO RESIDENCE (H.N. 33698 BROWNING DRIVE) AND THE WOLFRAM RESIDENCE (H.N. 6603 MILLER DRIVE)

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.76	N 02°38'05" E
L2	15.21	N 18°13'58" E
L3	15.20	S 18°14'33" W

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Bearing
1	47.12'	30.00'	90°00'00"	30.00'	42.43'	N 42°21'55" W
2	73.50'	270.00'	15°35'52"	36.98'	73.28'	N 10°26'01" E
3	81.67'	300.00'	15°35'52"	41.09'	81.42'	N 10°26'01" E
4	163.09'	920.00'	10°09'26"	81.76'	162.88'	N 13°09'15" E

No 01523
APPROVED
LORAIN CO.
MAP DEPT
DATE
PAGE
BY



SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NOS. 131 AND 132 IN THE WILLOW PARK SUBDIVISION NO. 2, OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP NO. 9, AS SHOWN BY THE RECORDED PLAT IN VOLUME 28, PAGE 7 OF LORAIN COUNTY PLAT RECORDS.

OWNERS ACCEPTANCE

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT AND CONSOLIDATION OF THE SAME.

OWNER'S NAME OWNER'S NAME

OWNER'S NAME OWNER'S NAME

NOTARY

STATE OF OHIO }
COUNTY OF LORAIN }

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS/HER OWN FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS ____ DAY OF _____, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF OHIO
EDWARD B. DUDLEY, III
S-6747
REGISTERED PROFESSIONAL SURVEYOR

THIS PLAT OF LOT SPLIT AND CONSOLIDATION WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

02-18-2003 REV.
01-24-2003

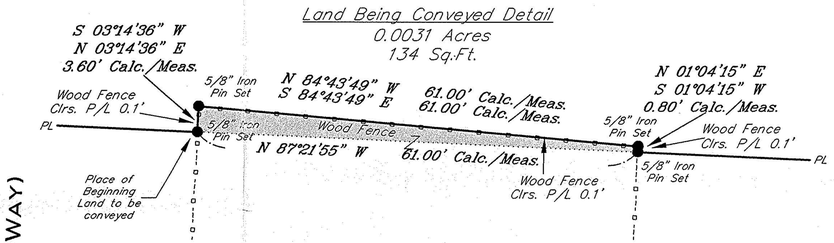
EDWARD B. DUDLEY III P.S. NO. 6747 DATE

DENOTES: ● 5/8"x30" IRON PIN SET "E.B. DUDLEY P.S 6747"

DEED OF REFERENCE: LAND CONVEYED TO JEFFREY T. AND CARRIE BIRO BY DEED RECORDED ON MAY 15, 2002 AS DOCUMENT NO. 200282969 8 OF LORAIN COUNTY RECORDS.

BASIS OF BEARINGS: BROWNING DRIVE CENTERLINE BEING SOUTH 87°21'55" EAST AS SHOWN IN THE WILLOW PARK SUBDIVISION NO. 2 RECORDED IN VOLUME 28, PAGE 7 OF LORAIN COUNTY MAP RECORDS.

Land Being Conveyed Detail
0.0031 Acres
134 Sq.Ft.



LEGEND

P.K. NAIL		DRILL HOLE	
MONUMENT BOX		IRON PIN FOUND	
5/8"x30" IRON PIN SET & CAPPED BY DUDLEY, P.S. 6747			
CENTERLINE			
PROPERTY LINE			
RIGHT-OF-WAY LINE			
EASEMENT LINE			
ORIGINAL PROP. LINE			
WOOD FENCE			
CHAIN LINK FENCE			

REC./R.	RECORD	VOL.	VOLUME
MEAS./M.	MEASURED	PG.	PAGE
CALC./C.	CALCULATED	AC.	ACRES
OBS.	OBSERVED	S.F.	SQUARE FEET
ENCR.	ENCROACHES	L.C.M.R.	LORAIN COUNTY MAP RECORDS
CLR.	CLEARS		
ADJ.	ADJACENT	P.P.N.	PERMANENT PARCEL NUMBER
L.C.A.	LIMITED COMMON AREA	R/W	RIGHT-OF-WAY
D.H.	DRILL HOLE	CL	CENTERLINE
DOC.	DOCUMENT	PL	PROPERTY LINE

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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