SPLIT MAP

for

SPITZER "A" TEAM

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 73 AS DESCRIBED IN DEEDS TO THE SPITZER "A" TEAM L.P. AS RECORDED IN INSTRUMENT NUMBER 19990593447 OF THE LORAIN COUNTY DEED RECORDS.

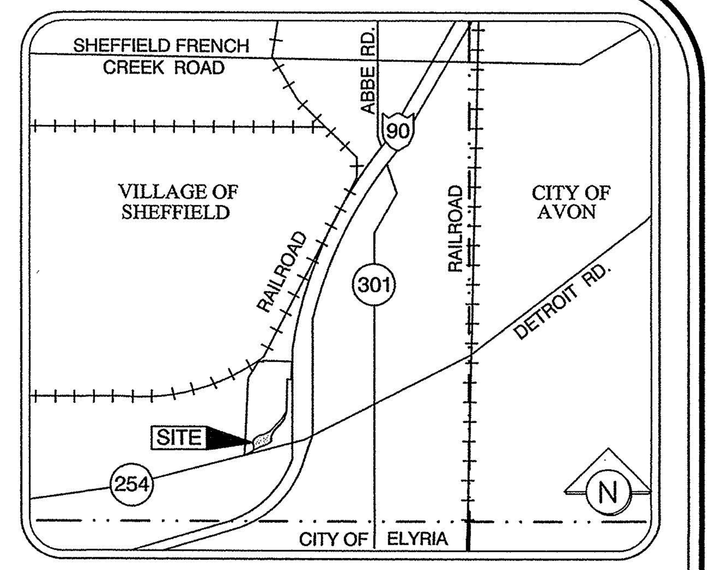
GRAPHIC SCALE
0 100
50 200
(IN FEET)
SCALE: 1" = 100'

BASIS OF BEARINGS:
CENTERLINE OF NORTH RIDGE ROAD ASSUMED TO BE S 69°40'24" W

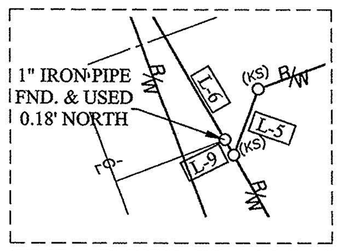
THIS MAP PREPARED BASED ON A BOUNDARY SURVEY PERFORMED BY KS ASSOCIATES, INC. IN DECEMBER OF 1996.

LEGEND OF SYMBOLS & LINE TYPES

T.P.O.B.	TRUE PLACE OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
●	5/8" REBAR WITH CAP STAMPED "BRAMHALL" SET
▣	MONUMENT BOX FOUND
○	5/8" REBAR FOUND WITH CAP STAMPED AS NOTED

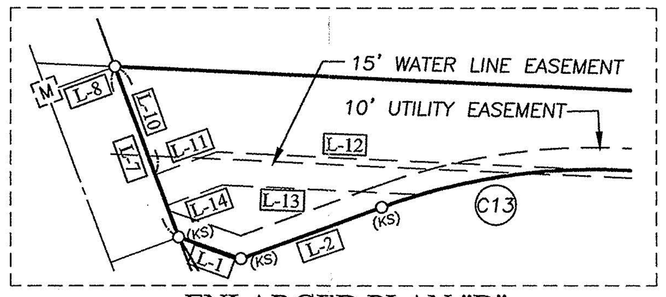


LOCATION MAP NTS

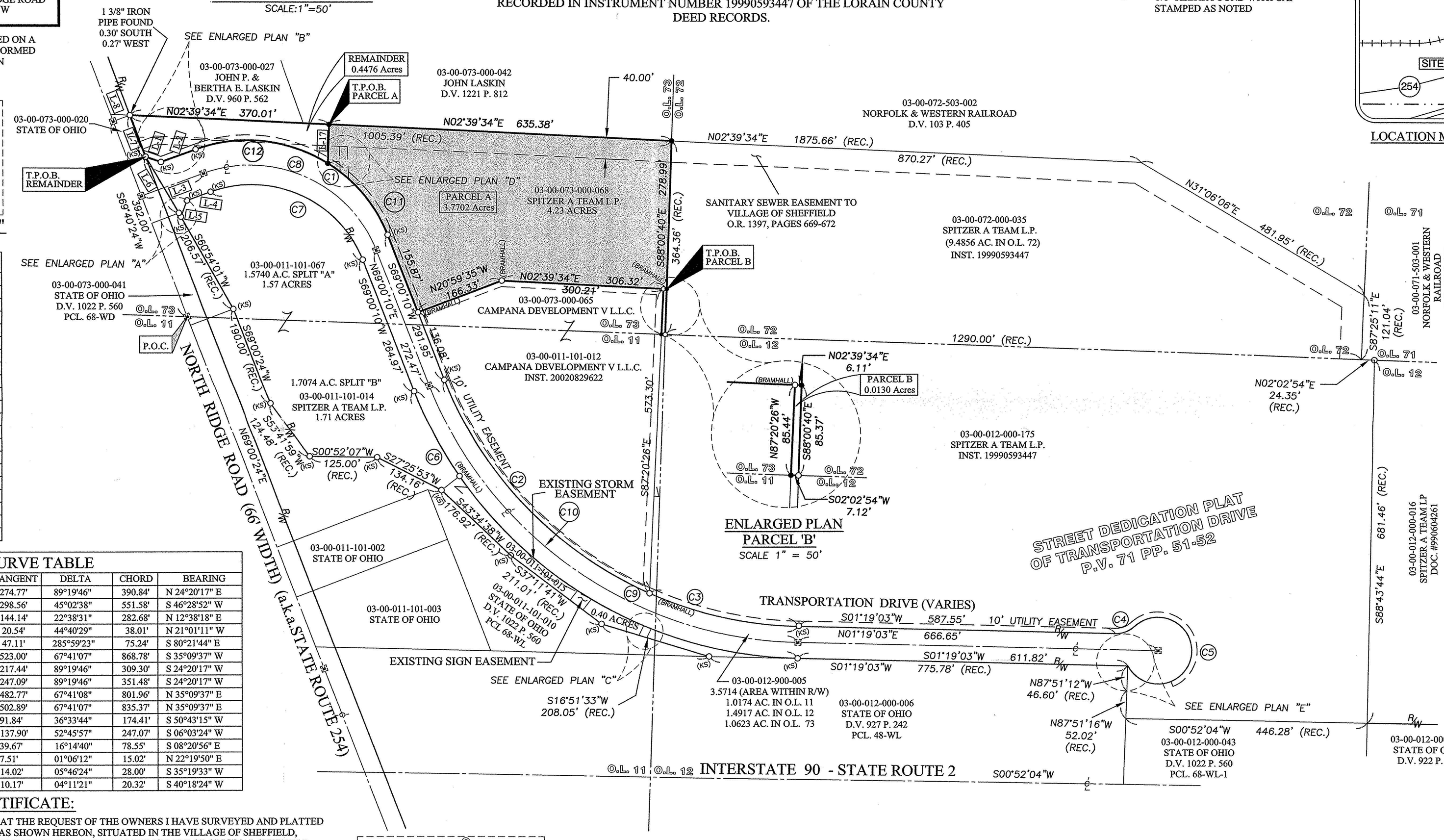


ENLARGED PLAN "A"
SCALE:1"=50'

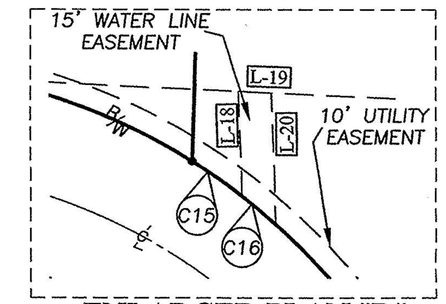
LINEWORK		
LINE	LENGTH	BEARING
L-1	30.00'	N 19°23'40" E
L-2	68.43'	N 20°19'36" W
L-3	122.75'	S 20°19'36" E
L-4	46.71'	S 20°19'36" E
L-5	32.43'	S 69°42'47" W
L-6	122.56'(R.)	S 59°56'59" W
L-7	83.26'(R.)	N 69°40'24" E
L-8	33.00'	N 20°19'31" W
L-9	8.16'	S 59°56'59" W
L-10	52.67'	N 69°40'24" E
L-11	29.82'	N 20°19'36" W
L-12	170.79'	N 02°39'34" E
L-13	90.63'	S 02°39'34" W
L-14	26.77'	S 20°19'36" E
L-15	20.07'	N 64°46'12" W
L-16	18.62'	S 64°46'12" E
L-17	73.20'	N 88°00'40" W
L-18	48.48'	S 87°52'42" W
L-19	15.05'	N 02°39'34" E
L-20	60.94'	N 87°52'42" W



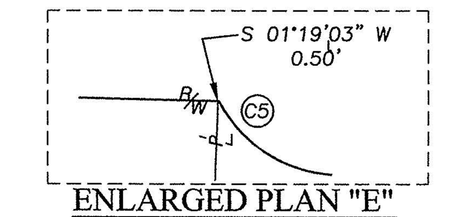
ENLARGED PLAN "B"
SCALE:1"=50'



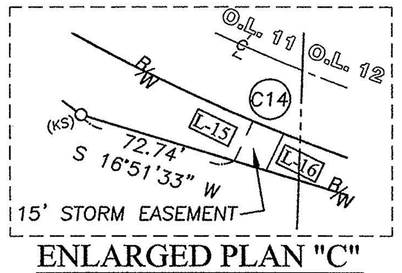
ENLARGED PLAN "D"
SCALE 1" = 50'



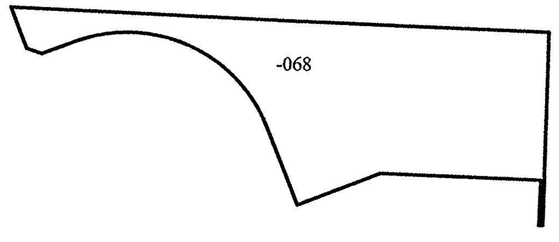
ENLARGED PLAN "E"
SCALE 1" = 50'



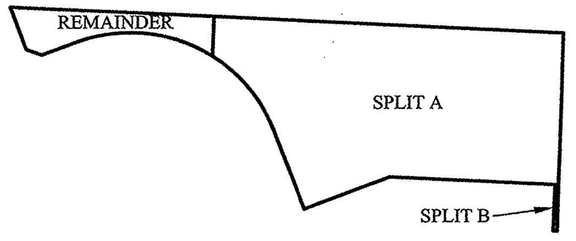
ENLARGED PLAN "C"
SCALE:1"=50'



ENLARGED PLAN PARCEL 'B'
SCALE 1" = 50'



PRE-SPLIT PARCEL SUMMARY



POST-SPLIT PARCEL SUMMARY

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	433.43'	278.00'	274.77'	89°19'46"	390.84'	N 24°20'17" E
C2	566.05'	720.00'	298.56'	45°02'38"	551.58'	S 46°28'52" W
C3	284.53'	720.00'	144.14'	22°38'31"	282.68'	N 12°38'18" E
C4	38.99'	50.00'	20.54'	44°40'29"	38.01'	N 21°01'11" W
C5	311.97'	62.51'	47.11'	285°59'23"	75.24'	S 80°21'44" E
C6	921.44'	780.00'	523.00'	67°41'07"	868.78'	S 35°09'37" W
C7	343.00'	220.00'	217.44'	89°19'46"	309.30'	S 24°20'17" W
C8	389.77'	250.00'	247.09'	89°19'46"	351.48'	S 24°20'17" W
C9	850.56'	720.00'	482.77'	67°41'08"	801.96'	N 35°09'37" E
C10	886.00'	750.00'	502.89'	67°41'07"	835.37'	N 35°09'37" E
C11	177.40'	278.00'	91.84'	36°33'44"	174.41'	S 50°43'15" W
C12	256.02'	278.00'	137.90'	52°45'57"	247.07'	S 06°03'24" W
C13	78.82'	278.00'	39.67'	16°14'40"	78.55'	S 08°20'56" E
C14	15.02'	780.00'	7.51'	01°06'12"	15.02'	N 22°19'50" E
C15	28.01'	278.00'	14.02'	05°46'24"	28.00'	S 35°19'33" W
C16	20.33'	278.00'	10.17'	04°11'21"	20.32'	S 40°18'24" W

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 VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 73 AS DESCRIBED IN DEEDS TO THE SPITZER "A" TEAM L.P. AS RECORDED IN INSTRUMENT NUMBER 19990593447 OF THE LORAIN COUNTY DEED RECORDS, AND CONTAINING 4.23 ACRES OF LAND. AT ALL POINTS THUSLY INDICATED OIRON 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 TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher M. Hirzel

STATE OF OHIO CHRISTOPHER HIRZEL S-8081 REGISTERED PROFESSIONAL SURVEYOR

03-14-03

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

DATE

APPROVED
LORAIN CO.
MAP DEPT
DATE 3-27-03
PAGE 03-00-073-P
BY D. Holland
No 01332

DATE	DESCRIPTION

DRAWN BY: RJE
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. 03-1501

j:\03\1501\drawing\dwg\lot split.dwg