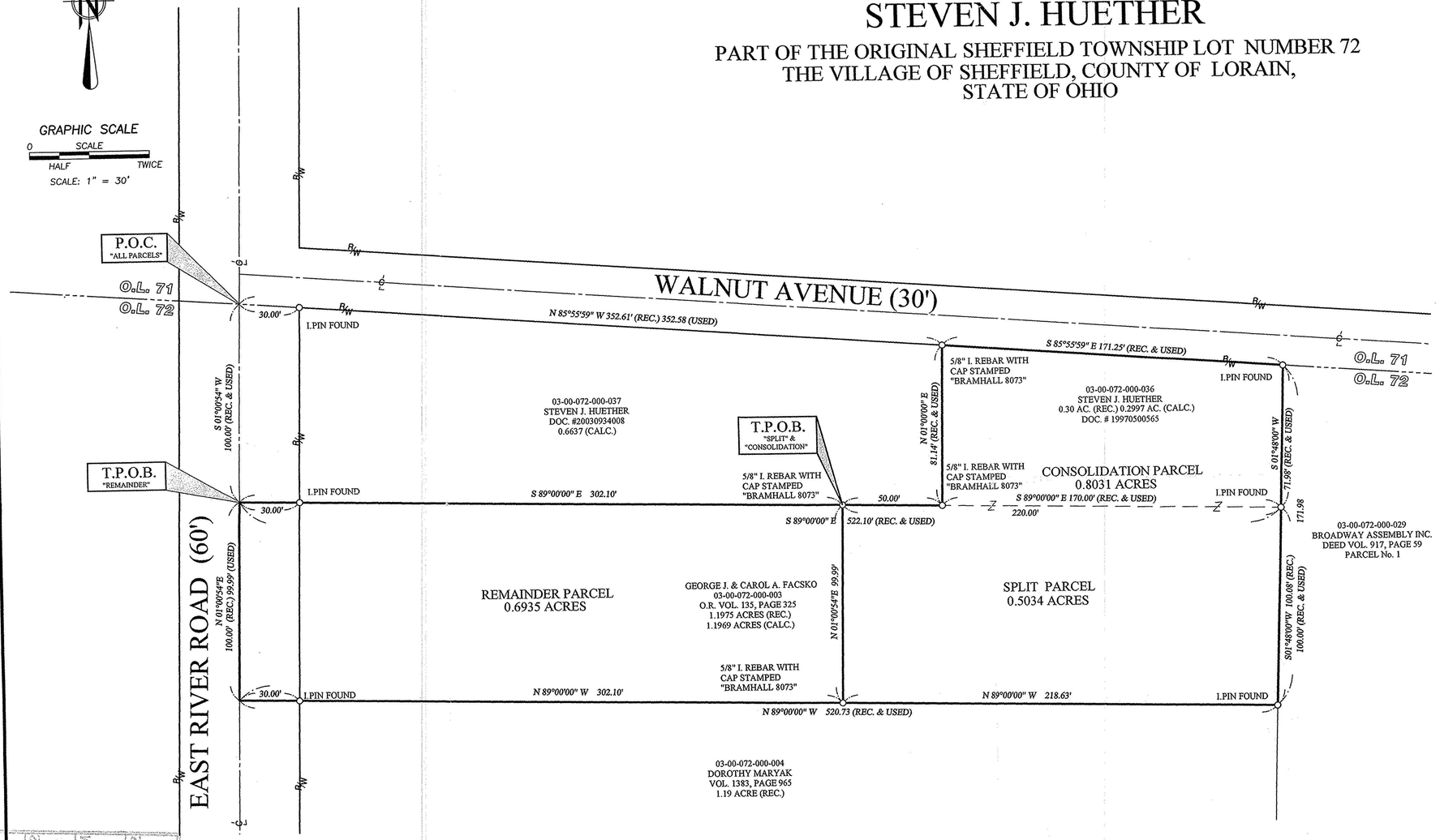
LOT SPLIT & CONSOLIDATION

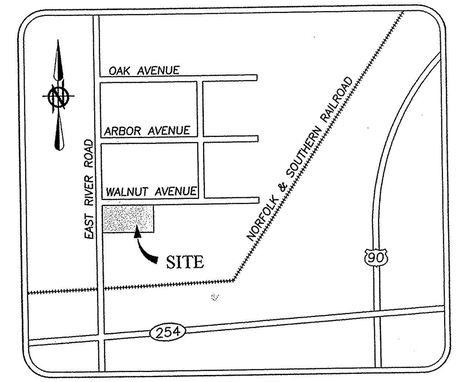
FOR

STEVEN J. HUETHER

PART OF THE ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 72
THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN,
STATE OF OHIO

GRAPHIC SCALE
0 SCALE
HALF TWICE
SCALE: 1" = 30'





LOCATION MAP NTS

BASIS OF BEARINGS:

THE CENTERLINE OF EAST RIVER ROAD WHICH WAS ASSUMED TO BE SOUTH 01°00'54" WEST

LEGEND OF SYMBOLS AND LINETYPES:

- ○ IRON PIPE/PIN FOUND AS DESCRIBED
- ● 5/8" REBAR WITH CAP STAMPED "BRAMHALL" SET
- ⊠ 1" PIN FOUND IN MONUMENT BOX
- (R.) (REC.) RECORD
- (U.) USED
- (M.) (MEAS.) MEASURED
- (C.) (CALC.) CALCULATED
- ℄ CENTERLINE
- PROPERTY LINE
- ORIGINAL LOT LINE
- R/W RIGHT-OF-WAY LINE

CONSOLIDATION ACREAGE SUMMARY

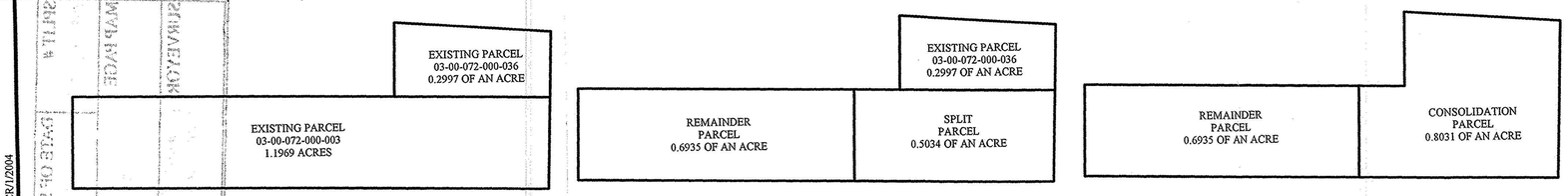
PARCEL	DESCRIPTION	COMBINED AREA
COMBINATION PARCEL	0.5034 ACRE PARCEL CALLED OUT AS SPLIT AND 0.2997 ACRE PARCEL CALLED OUT AS 03-00-072-000-036	0.8031 ACRES

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 THE ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 72 CONTAINING 1.4966 ACRES OF LAND, 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 M. HIRZEL
S-8081
REGISTERED
PROFESSIONAL SURVEYOR

Christopher M. Hirzel 01-14-2004
CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081
DATE



BEFORE SPLIT & CONSOLIDATION

AFTER SPLIT

AFTER CONSOLIDATION

DATE:	BY:	DESCRIPTION:
01/14/2004	CMH	ISSUE TO CLIENT

REVISION

DRAWN BY: BCR
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
JOB NO 96106-2

J:\96106-2\DRAWINGS\LOT-SPLIT\BCR\1/2004