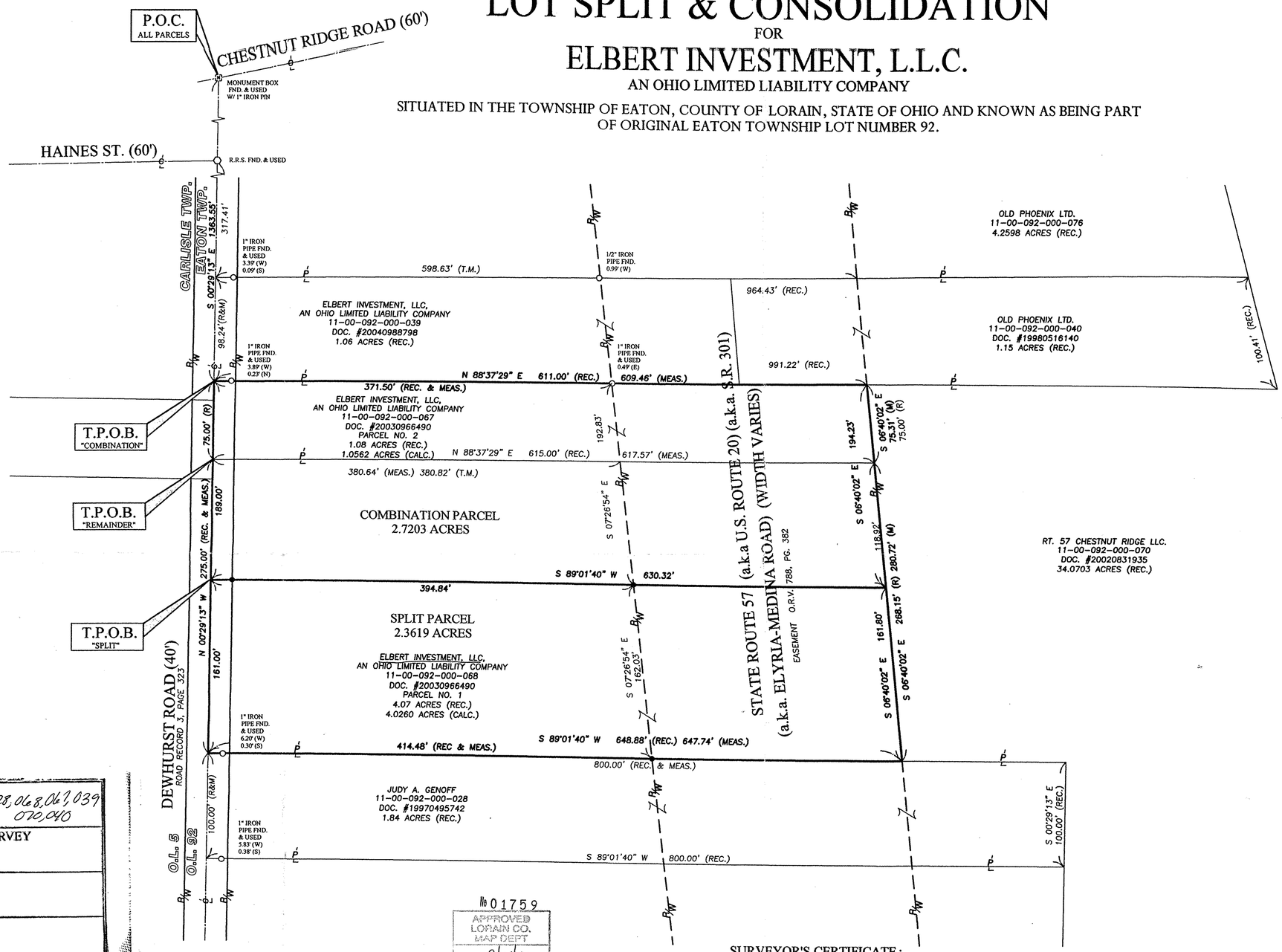
LOT SPLIT & CONSOLIDATION

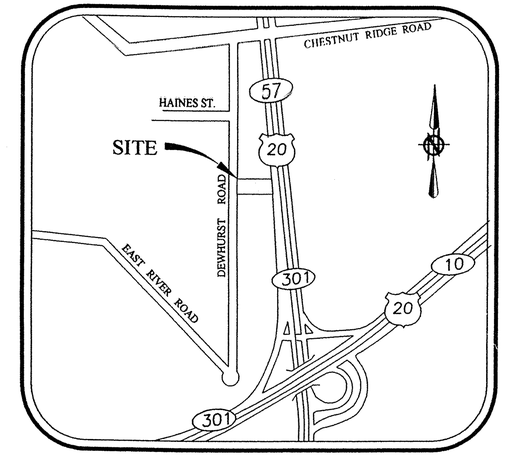
FOR

ELBERT INVESTMENT, L.L.C.

AN OHIO LIMITED LIABILITY COMPANY

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 92.





LOCATION MAP NTS

GRAPHIC SCALE

0 50 25 100

(IN FEET)

SCALE 1" = 50'

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF DEWHURST ROAD WHICH WAS ASSUMED TO BE N 00°29'13" W

LEGEND OF SYMBOLS AND LINETYPES:

	CENTERLINE OF RIGHT-OF-WAY
	RIGHT-OF-WAY EASEMENT LINE
	RIGHT-OF-WAY LINE
○	IRON PIPE OR PIN FOUND AS INDICATED
●	5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
∘	RAILROAD SPIKE FOUND
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURE
(T.M.)	TAX MAP
	MONUMENT BOX FOUND AS INDICATED
	PROPERTY LINE

P.P. NO. 11-00-092-000-028, 068, 067, 039, 070, 040

SPLIT #	DATE OF SURVEY
01759	
MAP PAGE 11-00-092-A	
SURVEYOR	

№ 01759
APPROVED
LORAIN CO.
MAP DEPT
DATE 9/14/04
PAGE 11-00-092-A
BY JHatfield
04-01759

SURVEYOR'S CERTIFICATE:

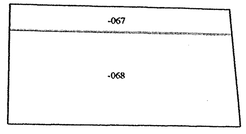
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 92, AS DESCRIBED IN A DEED TO ELBERT INVESTMENT, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, AS RECORDED DOCUMENT NUMBER 20030966490 OF THE LORAIN COUNTY DEED RECORDS CONTAINING 3.0822 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 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 8-23-04

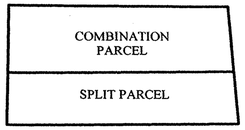
CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081

DATE

STATE OF OHIO CHRISTOPHER HIRZEL 8081 REGISTERED PROFESSIONAL SURVEYOR



BEFORE SPLIT



AFTER SPLIT

REVISION	DATE:	BY:	DESCRIPTION:
	8/23/2004	CMH	ISSUED FOR REVIEW

DRAWN BY: BMM

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. 04-1831

J:\041831\DRAWINGS\DWG\041831-MASTER.DWG