06 25 024 103 014, 020, 033, 031, 085

LOT SPLIT SURVEY
OF
P.P.N. 06-25-024-103-014
P.P.N. 06-25-024-103-020
P.P.N. 06-25-024-103-033
CITY OF ELYRIA, OHIO

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 24 EAST OF THE BLACK RIVER.

THIS PLAT OF LOT SPLIT 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. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

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

EDWARD B. DUDLEY, III P.S. No. 6747 — Oct 08, 2004 DATE

NOTE: ALL 5/8" x 30" IRON PINS SET ARE AFFIXED WITH A PLASTIC CAP BEARING THE INSCRIPTION "RIVERSTONE COMPANY, DUDLEY PS6747, CASEY PS8219"

BASIS OF BEARINGS: CENTERLINE BEARING OF CLEVELAND -ELYRIA ROAD (NORTH 67°30'30" EAST) AS DESCRIBED IN DEED CONVEYED TO E.H.A. LLC, DATED JANUARY 30, 2003 AND RECORDED IN INSTRUMENT NO. 2003887992 OF LORAIN COUNTY RECORDS.

DEED OF REFERENCE: DEED CONVEYED TO E.H.A. LLC, DATED JANUARY 30, 2003 AND RECORDED IN INSTRUMENT NO. 2003887992 OF LORAIN COUNTY RECORDS.

REFERENCE WORKS:

1. BOUNDARY SURVEY OF 15.4321 ACRES OF LAND SURVEYED BY LOUIS J. GIFFELS P.S. NO. 7790, IN DECEMBER 2001 AND SHOWN ON GBC DESIGN, INC. PROJECT NO. 34078.
2. OHIO DEPARTMENT OF TRANSPORTATION CENTERLINE AND RIGHT-OF-WAY PLANS
   A. "OHIO TURNPIKE PROJECT NO. 1, STA 760+00 TO 824+00", 4-27-1953
   B. "LOR-57 (16.42) (18.50)", 1959.
   C. "CLEVELAND-ELYRIA ROAD", JANUARY 1932.

№ 01822 — CERTIFIED — DATE 12/21/04 — 6-90 — BY JHATFIELD — # 04-01822

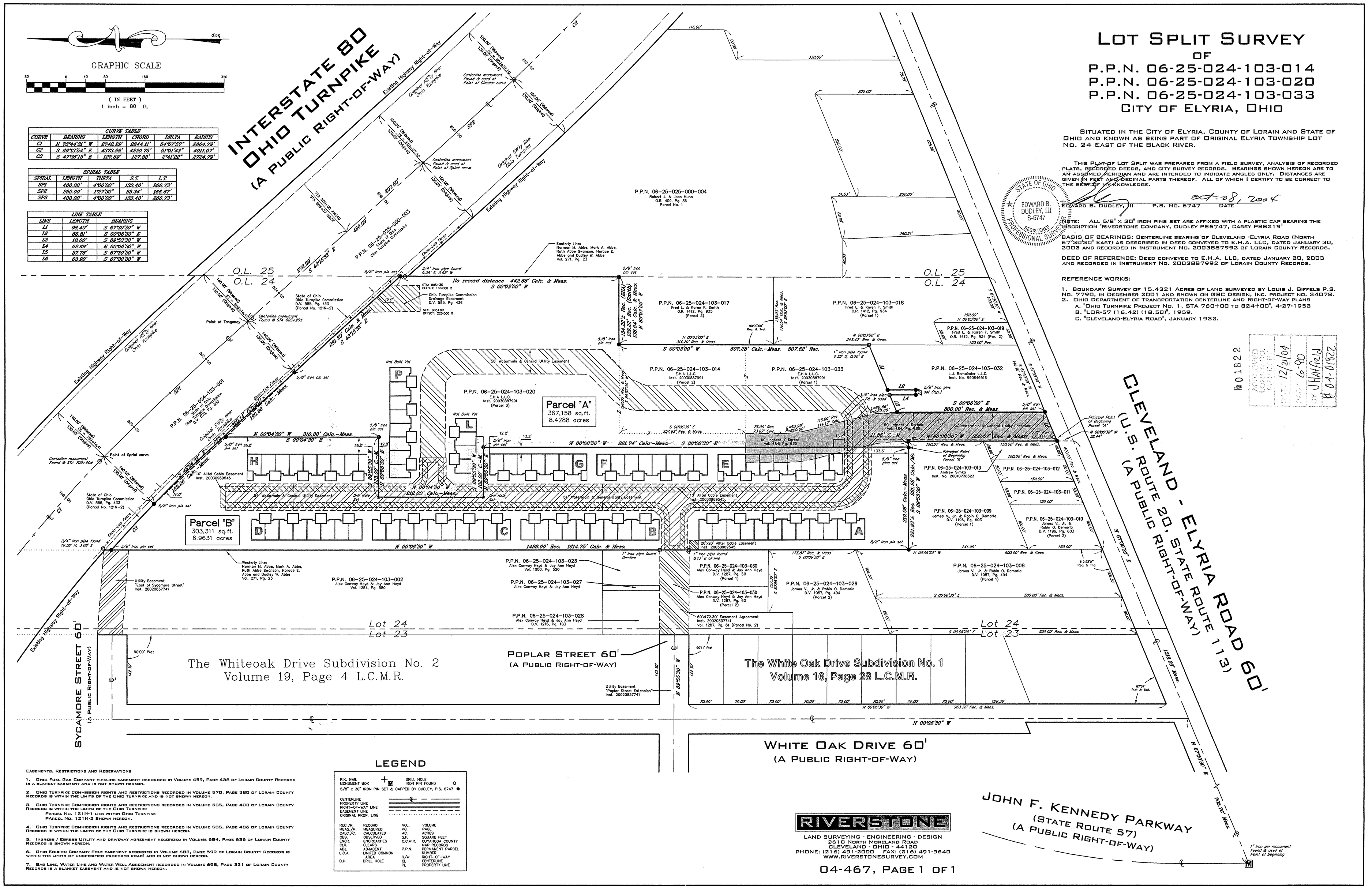
GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

CURVE TABLE					
CURVE	BEARING	LENGTH	CHORD	DELTA	RADIUS
C1	N 73°44'31" W	2748.29'	2644.11'	54°57'57"	2864.79'
C2	S 69°13'54" E	4373.88'	4230.75'	51°01'49"	4911.07'
C3	S 47°36'13" E	127.89'	127.88'	2°41'22"	2124.79'

SPIRAL TABLE				
SPIRAL	LENGTH	THETA	S.T.	L.T.
SP1	400.00'	4°00'00"	133.40'	266.73'
SP2	250.00'	12°27'30"	83.34'	166.62'
SP3	400.00'	4°00'00"	133.40'	266.73'

LINE TABLE		
LINE	LENGTH	BEARING
L1	98.40'	S 67°30'30" W
L2	66.81'	S 00°06'30" E
L3	10.00'	S 89°53'30" W
L4	52.09'	N 00°06'30" W
L5	97.79'	S 67°30'30" W
L6	63.90'	S 67°30'30" W



EASEMENTS, RESTRICTIONS AND RESERVATIONS

1. OHIO FUEL GAS COMPANY PIPELINE EASEMENT RECORDED IN VOLUME 459, PAGE 438 OF LORAIN COUNTY RECORDS IS A BLANKET EASEMENT AND IS NOT SHOWN HEREON.

2. OHIO TURNPIKE COMMISSION RIGHTS AND RESTRICTIONS RECORDED IN VOLUME 570, PAGE 380 OF LORAIN COUNTY RECORDS IS WITHIN THE LIMITS OF THE OHIO TURNPIKE AND IS NOT SHOWN HEREON.

3. OHIO TURNPIKE COMMISSION RIGHTS AND RESTRICTIONS RECORDED IN VOLUME 585, PAGE 433 OF LORAIN COUNTY RECORDS IS WITHIN THE LIMITS OF THE OHIO TURNPIKE
   PARCEL NO. 121N-1 LIES WITHIN OHIO TURNPIKE
   PARCEL NO. 121N-2 SHOWN HEREON.

4. OHIO TURNPIKE COMMISSION RIGHTS AND RESTRICTIONS RECORDED IN VOLUME 585, PAGE 436 OF LORAIN COUNTY RECORDS IS WITHIN THE LIMITS OF THE OHIO TURNPIKE IS SHOWN HEREON.

5. INGRESS / EGRESS UTILITY AND DRIVEWAY AGREEMENT RECORDED IN VOLUME 684, PAGE 636 OF LORAIN COUNTY RECORDS IS SHOWN HEREON.

6. OHIO EDISION COMPANY POLE EASEMENT RECORDED IN VOLUME 683, PAGE 599 OF LORAIN COUNTY RECORDS IS WITHIN THE LIMITS OF UNSPECIFIED PROPOSED ROAD) AND IS NOT SHOWN HEREON.

7. GAS LINE, WATER LINE AND WATER WELL AGREEMENT RECORDED IN VOLUME 698, PAGE 331 OF LORAIN COUNTY RECORDS IS A BLANKET EASEMENT AND IS NOT SHOWN HEREON.

LEGEND

P.K. NAIL		DRILL HOLE	
MONUMENT BOX		IRON PIN FOUND	
5/8" x 30" IRON PIN SET & CAPPED BY DUDLEY, P.S. 6747			
CENTERLINE			
PROPERTY LINE			
RIGHT-OF-WAY LINE			
EASEMENT LINE			
ORIGINAL PROP. LINE			

REC./R.	RECORD	VOL.	VOLUME
MEAS./M.	MEASURED	PG.	PAGE
CALC./C.	CALCULATED	AC.	ACRES
OBS.	OBSERVED	S.F.	SQUARE FEET
ENCR.	ENCROACHES	C.C.M.R.	CUYAHOGA 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
		PL	PROPERTY LINE

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
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CLEVELAND - OHIO - 44120
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WWW.RIVERSTONESURVEY.COM

04-467, PAGE 1 OF 1