LOT-CONSOLIDATION SURVEY

for

JAMES P. & CHRYSTA VANUCH

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBERS 73 & 74.

GRAPHIC SCALE

0 10 20 40

(IN FEET)
SCALE: 1" = 20'

BASIS OF BEARINGS:

A PORTION OF THE CENERLINE OF STATE ROUTE 254 (a.k.a. NORTH RIDGE ROAD) (a.k.a. DETROIT ROAD) ASSUMED TO BE NORTH 78° 16' 00" EAST AS OBSERVED IN LOR-254-1.250 (0.78) CENTERLINE PLAT AS RECORDED IN PLAT VOLUME 63, PAGE 19 OF THE LORAIN COUNTY RECORDS

SURVEYED IN APRIL OF 2005

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	N 74°02'00" E	335.10' (R&M)
L-2	N 78° 16' 00" E	178.18' (R&M)
L-3	N 78° 16' 00" E	192.21' (MEAS.)

TABLE OF OWNERSHIP

(A)	JAMES P. & CHRYSTA VANUCH 03-00-074-101-007 O.R. VOLUME 560, PAGE 451 PARCEL #2 0.037 OF AN ACRE (REC.) 0.0371 OF AN ACRE (CALC.)

TABLE OF CURVES

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	119.99'	1148.29'	119.94'	N 77°01'37" E	60.05'	05°59'14"
C-2	84.84'	1148.29'	84.82'	N 76°09'00" E	42.44'	04°14'00"

PRE-CONSOLIDATION SUMMARY
N.T.S.

POST-CONSOLIDATION SUMMARY
N.T.S.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT-CONSOLIDATOIN SURVEY AS SHOWN HEREON, SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, S TATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN A DEED TO JAMES P. & CHRYSTA VANUCH AS RECORDED IN O.R. VOLUME 560, PAGE 451 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 1.4619 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 6/30/2005

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

DATE

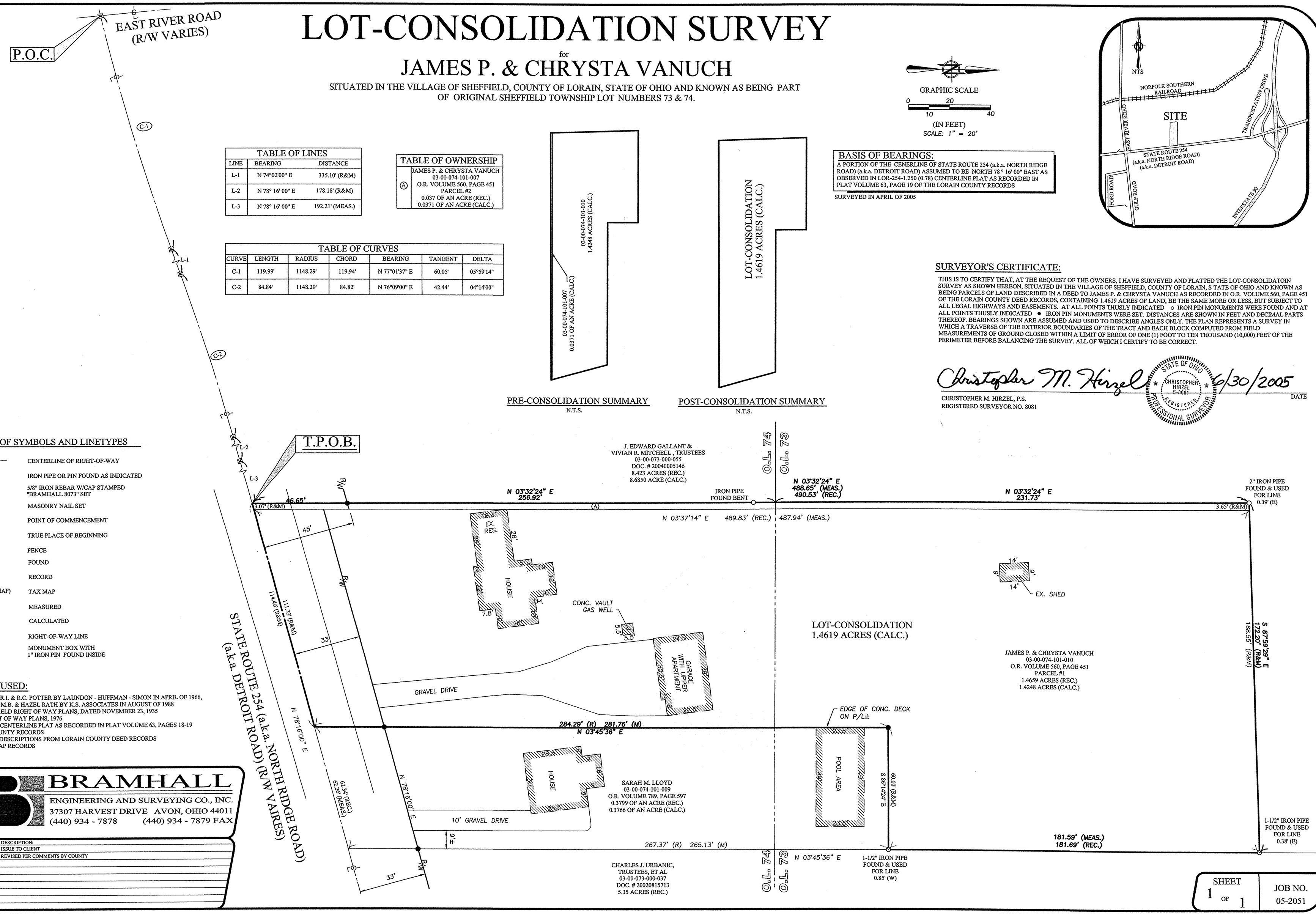
STATE OF OHIO · CHRISTOPHER HIRZEL S-8081 · REGISTERED · PROFESSIONAL SURVEYOR

LEGEND OF SYMBOLS AND LINETYPES

℄	CENTERLINE OF RIGHT-OF-WAY
○	IRON PIPE OR PIN FOUND AS INDICATED
●	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
• M.N.S.	MASONRY NAIL SET
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
—x—	FENCE
(F) (FND.)	FOUND
(R) (REC.)	RECORD
(TM) (TAX MAP)	TAX MAP
(M) (MEAS.)	MEASURED
(C) (CALC.)	CALCULATED
R/W	RIGHT-OF-WAY LINE
[M]	MONUMENT BOX WITH 1" IRON PIN FOUND INSIDE

REFERENCES USED:

1) SURVEY DONE FOR R.I. & R.C. POTTER BY LAUNDON - HUFFMAN - SIMON IN APRIL OF 1966,
2) SURVEY DONE FOR M.B. & HAZEL RATH BY K.S. ASSOCIATES IN AUGUST OF 1988
3) S.H. 555 SEC. SHEFFIELD RIGHT OF WAY PLANS, DATED NOVEMBER 23, 1935
4) LOR-301-20.86 RIGHT OF WAY PLANS, 1976
5) LOR-254-1.250 (0.78) CENTERLINE PLAT AS RECORDED IN PLAT VOLUME 63, PAGES 18-19 OF THE LORAIN COUNTY RECORDS
6) RECORDED LEGAL DESCRIPTIONS FROM LORAIN COUNTY DEED RECORDS
7) AVAILABLE TAX MAP RECORDS



DRAWN BY: BDA

CHECKED BY: CMH

BRAMHALL
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(440) 934 - 7878 (440) 934 - 7879 FAX

REVISION	DATE:	BY:	DESCRIPTION:
	06/2/05	CMH	ISSUE TO CLIENT
	06/30/05	CMH	REVISED PER COMMENTS BY COUNTY

J:\052051\DRAWINGS\DWG\MASTER.DWG [BOUNDARY SURVEY]

SHEET 1 OF 1

JOB NO. 05-2051