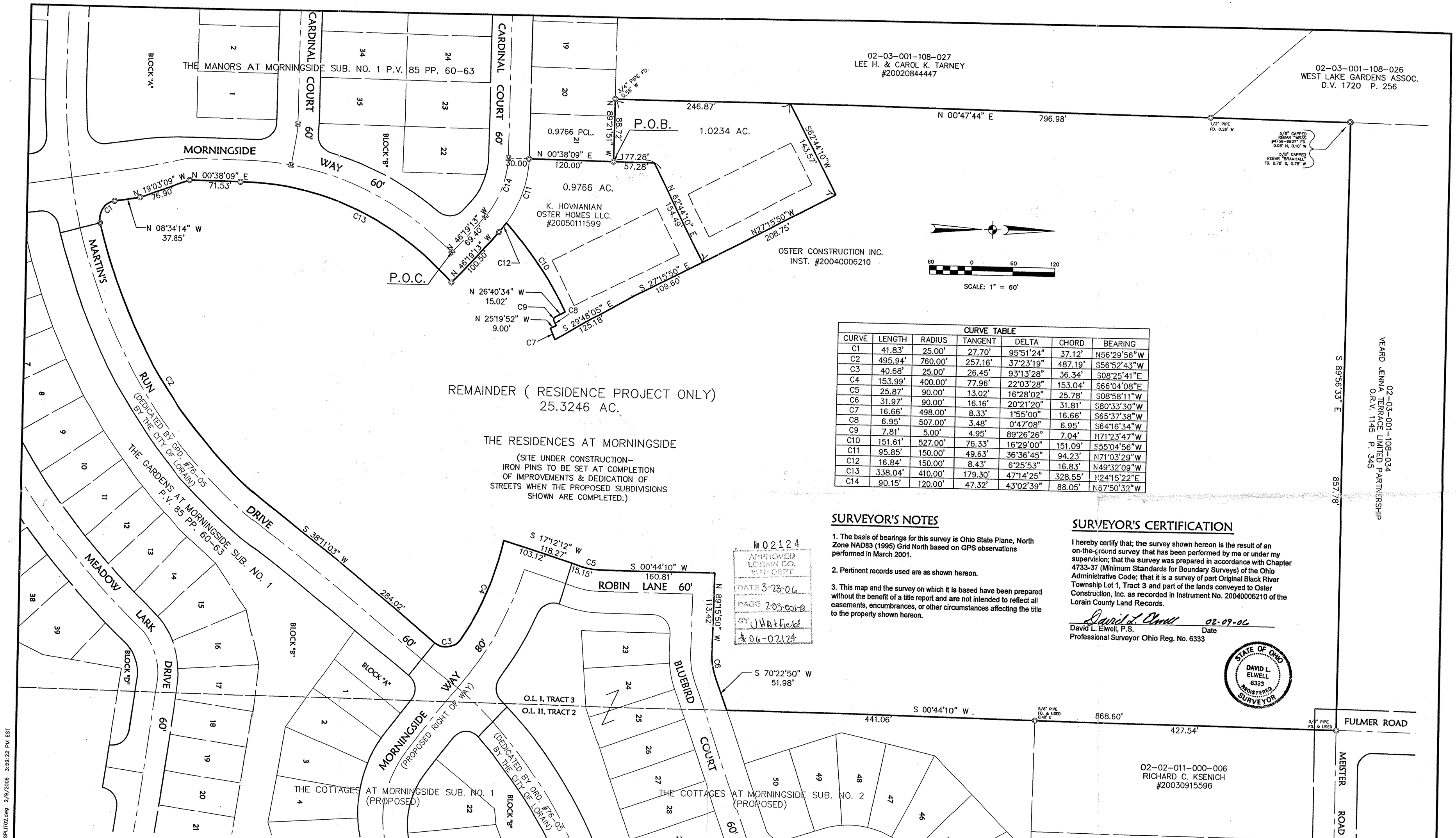

REMAINDER (RESIDENCE PROJECT ONLY)
25.3246 AC.

THE RESIDENCES AT MORNINGSIDE

(SITE UNDER CONSTRUCTION–
IRON PINS TO BE SET AT COMPLETION
OF IMPROVEMENTS & DEDICATION OF
STREETS WHEN THE PROPOSED SUBDIVISIONS
SHOWN ARE COMPLETED.)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	41.83'	25.00'	27.70'	95°51'24"	37.12'	N56°29'56"W
C2	495.94'	760.00'	257.16'	37°23'19"	487.19'	S56°52'43"W
C3	40.68'	25.00'	26.45'	93°13'28"	36.34'	S08°25'41"E
C4	153.99'	400.00'	77.96'	22°03'28"	153.04'	S66°04'08"E
C5	25.87'	90.00'	13.02'	16°28'02"	25.78'	S08°58'11"W
C6	31.97'	90.00'	16.16'	20°21'20"	31.81'	S80°33'30"W
C7	16.66'	498.00'	8.33'	1°55'00"	16.66'	S65°37'38"W
C8	6.95'	507.00'	3.48'	0°47'08"	6.95'	S64°16'34"W
C9	7.81'	5.00'	4.95'	89°26'26"	7.04'	N71°23'47"W
C10	151.61'	527.00'	76.33'	16°29'00"	151.09'	S55°04'56"W
C11	95.85'	150.00'	49.63'	36°36'45"	94.23'	N71°03'29"W
C12	16.84'	150.00'	8.43'	6°25'53"	16.83'	N49°32'09"W
C13	338.04'	410.00'	179.30'	47°14'25"	328.55'	N24°15'22"E
C14	90.15'	120.00'	47.32'	43°02'39"	88.05'	N67°50'32"W

SURVEYOR'S NOTES

1. The basis of bearings for this survey is Ohio State Plane, North Zone NAD83 (1995) Grid North based on GPS observations performed in March 2001.

2. Pertinent records used are as shown hereon.

3. This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances, or other circumstances affecting the title to the property shown hereon.

№ 02124
APPROVED
LORAIN CO.
R.M. DEPT
DATE 3-23-06
PAGE 203-001-B
BY J.H. Hatfield
#06-02124

SURVEYOR'S CERTIFICATION

I hereby certify that; the survey shown hereon is the result of an on-the-ground survey that has been performed by me or under my supervision; that the survey was prepared in accordance with Chapter 4733-37 (Minimum Standards for Boundary Surveys) of the Ohio Administrative Code; that it is a survey of part Original Black River Township Lot 1, Tract 3 and part of the lands conveyed to Oster Construction, Inc. as recorded in Instrument No. 20040006210 of the Lorain County Land Records.

David L. Elwell 02-09-06
David L. Elwell, P.S. Date
Professional Surveyor Ohio Reg. No. 6333

STATE OF OHIO
DAVID L. ELWELL
6333
REGISTERED
SURVEYOR

LEGEND

- EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
- 5/8"x30" KS CAPPED PIN SET
- RAILROAD SPIKE FOUND
- FD. FOUND
- S SURVEYED
- R RECORD
- U USED

APPROVED
AS TO DESCRIPTION ONLY
Date 3/7/06
Per Lorain County Engineering Dept.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION ..... NO PLAT REQUIRED
William E. Dobson 3-2-06
SECRETARY LORAIN CITY PLANNING COMMISSION

DATE: 2/09/06
DRAWN BY: CPW
CH'D BY:
DWG. NAME: 1-SPLIT02
PATH: 01117\lddt\control\dwg
F.B.

REVISIONS	DATE	DESCRIPTION	BY

KS ASSOCIATES
KS Associates, Inc.
260 Burns Rd., Suite 100
Elyria, Ohio 44035
Phone (440) 365-4730
Fax (440) 365-4790
mailroom@ksassoc.com
www.ksassoc.com

SURVEY & PARCEL SPLIT

OF PART OF
BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 1, TRACT 3
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 1
JOB NO.

R:\01000\01117\LDDT\CONTROL\dwg\1-SPLIT02.dwg 2/9/2006 3:59:22 PM EST