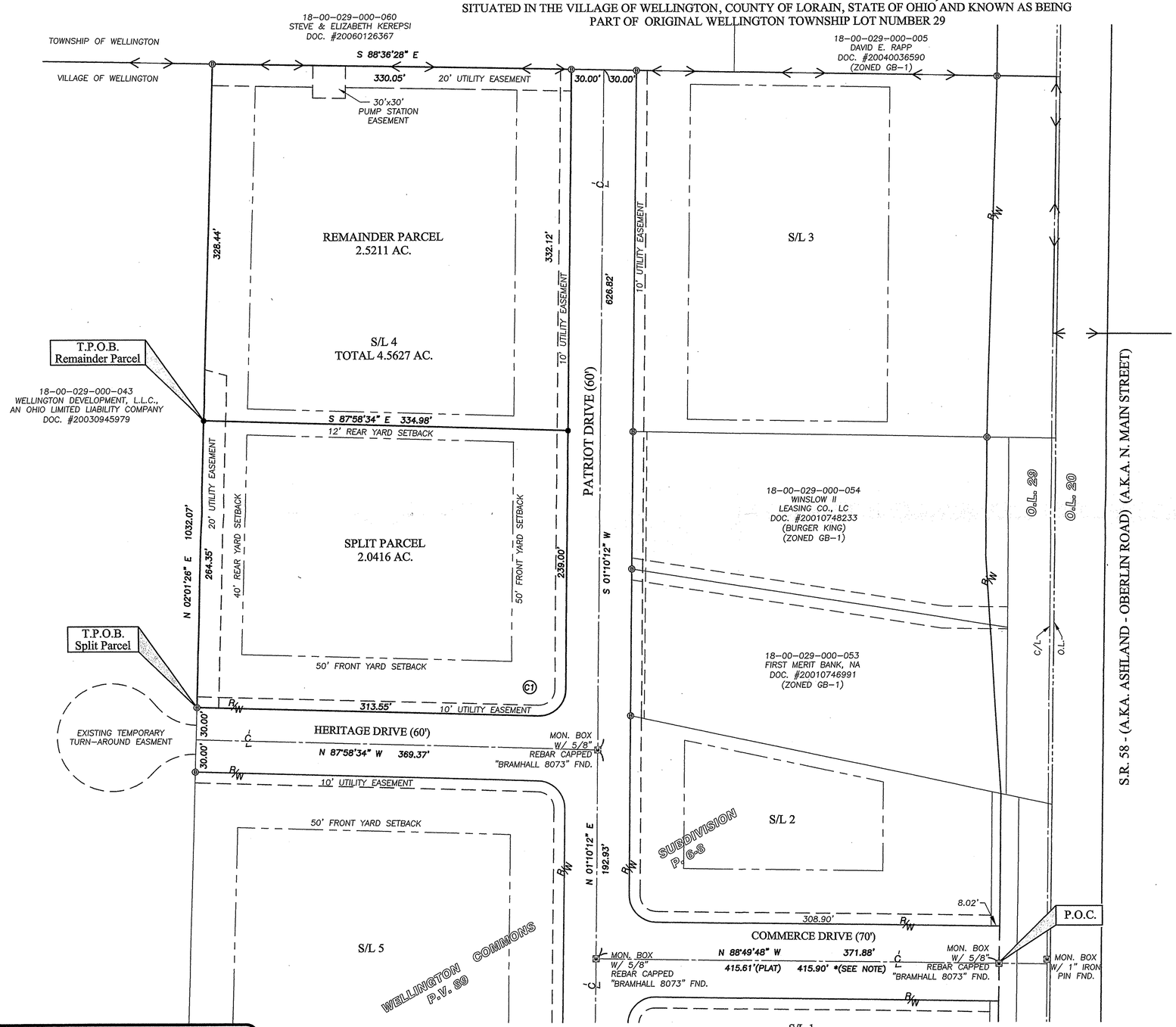
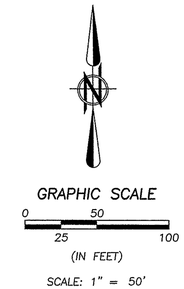
LOT SPLIT

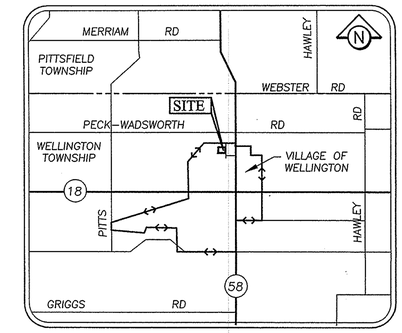
for

WELLINGTON DEVELOPMENT, L.L.C.

SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL WELLINGTON TOWNSHIP LOT NUMBER 29







LOCATION MAP

NTS

BASIS OF BEARINGS

EASTERLY LINE OF ORIGINAL LOT NUMBER 29 WHICH WAS ASSUMED TO BE SOUTH 01° 14' 32" WEST AS SHOWN ON THE STATE OF OHIO DEPARTMENT OF HIGHWAYS PLAN LOR-58-(7.98-14.01)

AS SURVEYED IN MARCH OF 2004

LEGEND OF SYMBOLS AND LINETYPES

	CENTERLINE OF RIGHT-OF-WAY
Ⓑ	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
●	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
(F) (FND.)	FOUND
(R) (REC.)	RECORD
R/W	RIGHT-OF-WAY LINE
	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED

No 02176
APPROVED
LORAIN CO.
MAP DEPT.
DATE 9-19-06
PARCEL 18-00-029-D
BY UHHfield
06-02176

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.64	25.00	90°51'15"	25.38	35.62	N 46°35'49" E

SUBLOT 4
4.5627 AC.

PRE-SPLIT SUMMARY

NTS

REMAINDER
2.5211 AC.

SPLIT
2.0416 AC.

POST SPLIT SUMMARY

NTS

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT SPLIT AS SHOWN HEREON, SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING SUBLOT 4 IN WELLINGTON COMMONS SUBDIVISION AS RECORDED IN VOLUME 89, PAGES 6-8 OF THE LORAIN COUNTY PLAT RECORDS AND BEING 4.5627 ACRES OF LAND IN WELLINGTON TOWNSHIP LOT NUMBER 29, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. 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. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher M. Hirzel 06-08-06

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

DATE

STATE OF OHIO
CHRISTOPHER M. HIRZEL
S-8081
REGISTERED
PROFESSIONAL SURVEYOR

REVISION	DATE:	BY:	DESCRIPTION:
	6-6-06	CMH	ISSUED FOR REVIEW

***NOTE**

REVISED FROM 415.61' ON WELLINGTON COMMONS PLAT; SCRIVENER'S ERROR.

DRAWN BY: AMK

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. 06-2330

J:/06-2330/DRAWINGS/DWG/LOT-SPLIT.dwg