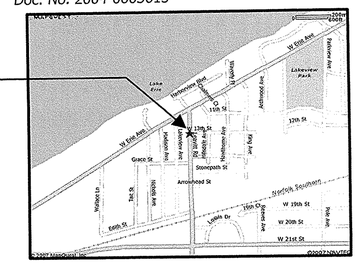
Lot Split & Consolidation

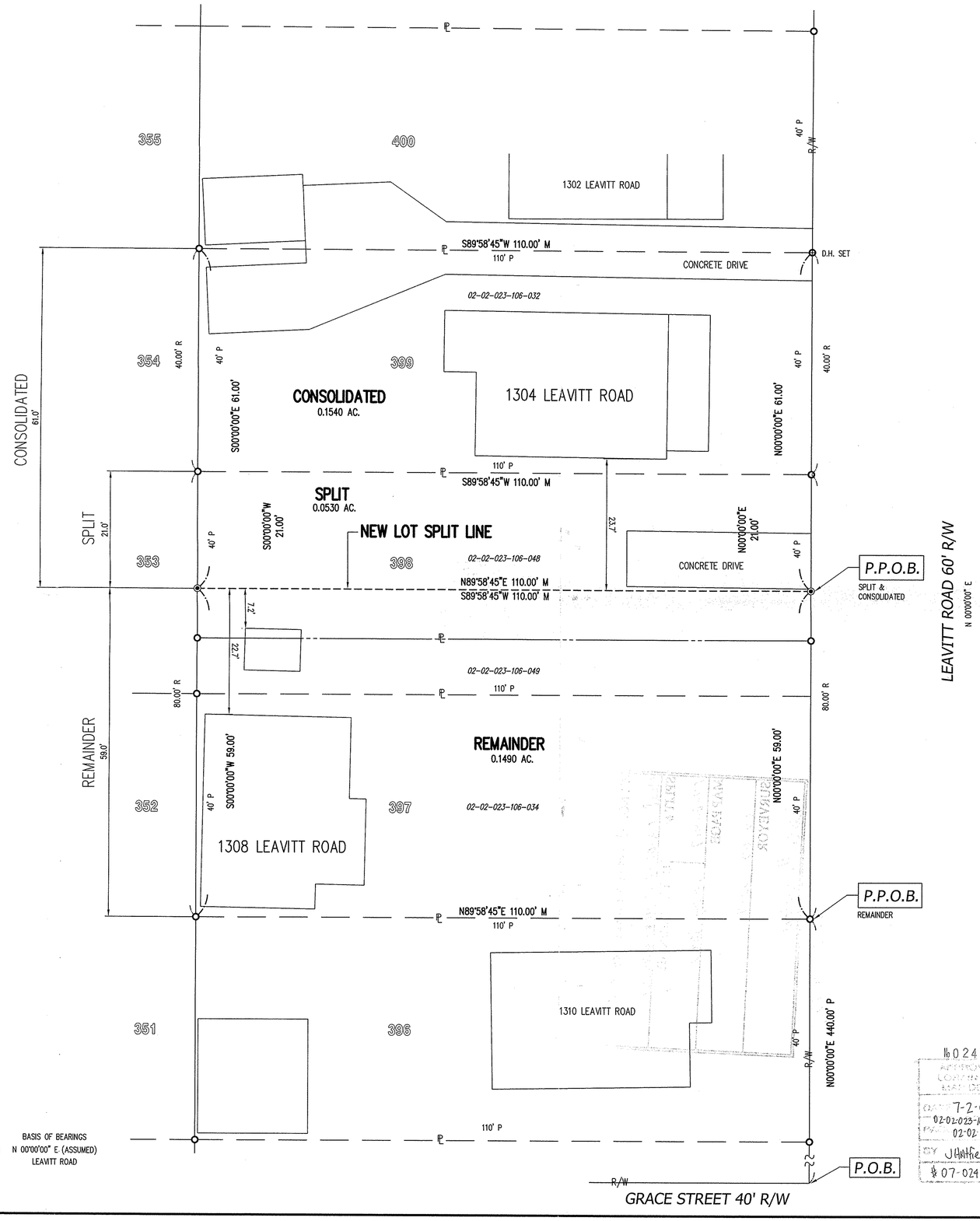
City of Lorain ~ County of Lorain ~ State of Ohio
Part of Original Black River Township Lot 23, Tract 2

Sublots 397, 398, & 399 Lake View Allotment
Plat Volume 6 Page 9

P.P.N. 02-02-023-106-032
Doc. No. 2007-0188484
P.P.N. 02-02-023-106-034, -048, -049
Doc. No. 2004-0003613

Site
1304, 1308 Leavitt Road
Lorain, Ohio





APPROVED BY THE LORAIN CITY PLANNING COMMISSION ..... NO PLAT REQUIRED
William E. Dolan 6-30-07
SECRETARY LORAIN CITY PLANNING COMMISSION

APPROVED
AS TO DESCRIPTION ONLY
Date 6/19/07
City of Lorain
By Kenneth Haskin
Engineering Dept.

Boundary Survey

0 5 10 20 40
SCALE: 1 IN. = 10 FT.

BASIS OF BEARINGS
N 00°00'00" E. (ASSUMED)
LEAVITT ROAD

No 02417
APPROVED
LORAIN CO.
ENG. DEPT.
DATE 7-2-07
02-02-023-106-048
02-02-023-A
BY JHatfield
07-02417

LEGEND OF SYMBOLS & LINETYPES

- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING CURB INLET
- EXISTING (PROPOSED) SPOT GRADE ELEVATION
- PROPERTY LINE
- CENTERLINE
- R/W RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- FENCE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- DIRECTION OF SURFACE WATER RUNOFF
- IRON PIN FOUND
- IRON PIN SET 30" LONG, 5/8" REBAR WITH CAP STAMPED "HAYWOOD 8284"
- IRON PIN FOUND IN MONUMENT BOX
- PK NAIL FOUND
- TREE
- WATER METER
- SIGN
- CLEAN OUT
- MONITOR WELL
- UTILITY POLE
- LIGHT POLE
- WATER WELL
- PROPERTY CORNER NOT MONUMENTED
- DRILL HOLE
- IRON PIN SET IN MONUMENT BOX
- PK NAIL & DISK SET

R., REC. = RECORD M., MEAS. = MEASURED P. = PLAT
P.O.B. = PLACE OF BEGINNING P.P.O.B. = PRINCIPAL PLACE OF BEGINNING

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF SANDSTONE TITLE AGENCY, LTD. I HAVE PREPARED THIS PLAT OF BOUNDARY SURVEY.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INTENDED TO DESCRIBE ANGLES ONLY. THE BASIS OF BEARINGS IS N 00°00'00" E (ASSUMED) FOR LEAVITT ROAD.

THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT WHEN COMPUTED FROM FIELD MEASUREMENTS CLOSED TO WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY.

THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. THIS SURVEY HAS NOT BEEN PERFORMED WITH THE BENEFIT OF A TITLE SEARCH AND THE LOCATION OF EASEMENTS THAT MAY AFFECT THE PROPERTY ARE NOT NOTED ON THE PLAT.

FIELD SURVEY DATE: MAY 9, 2007

DRAWING REVISION DATE: MAY 14, 2007

STATE OF OHIO
DALE R. HAYWOOD
S-8284
REGISTERED
PROFESSIONAL SURVEYOR

Dale Haywood

Dale R. Haywood, P.S.
Registered State of Ohio Surveyor No. 8284

ADDITIONS OR DELETIONS TO THIS PLAT BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY.

THIS SURVEY PLAT IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL OF THE SIGNING PARTY.

Prepared By

HAYWOOD
Civil Engineering & Land Surveying, Inc.
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Elyria, Ohio 44035
www.haywoodcivilengineering.com
(440) 369-9831 Office
(440) 369-3466 Fax
State of Ohio Certificate of Authorization No. 03-12

Prepared For

SandStone Title Agency, Ltd.
6155 Park Square Drive, Suite 8B
Lorain, Ohio 44053

PROJECT #07-490