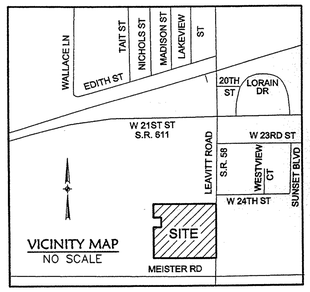
60 0 60 120
SCALE IN FEET
1"= 60'



VICINITY MAP
NO SCALE

SURVEYOR'S NOTES

1. Bearings are based on an assumed meridian and are to denote angles only.

2. Pertinent records used are as shown hereon.

3. This map and the survey on which it is based have been prepared with the benefit of a Title Report prepared by Fidelity Title Insurance Company, having an effective date of December 28, 2005 at 7:00 AM.

4. Right of Way of Leavitt Road STATE ROUTE 58 is based on centerline of survey and is not based upon the original lot line.

References

Lorain County Tax Maps

Boundary Survey and Topography prepared by Kleinoeder–Schmidt & Assoc. dated June 2, 1979.

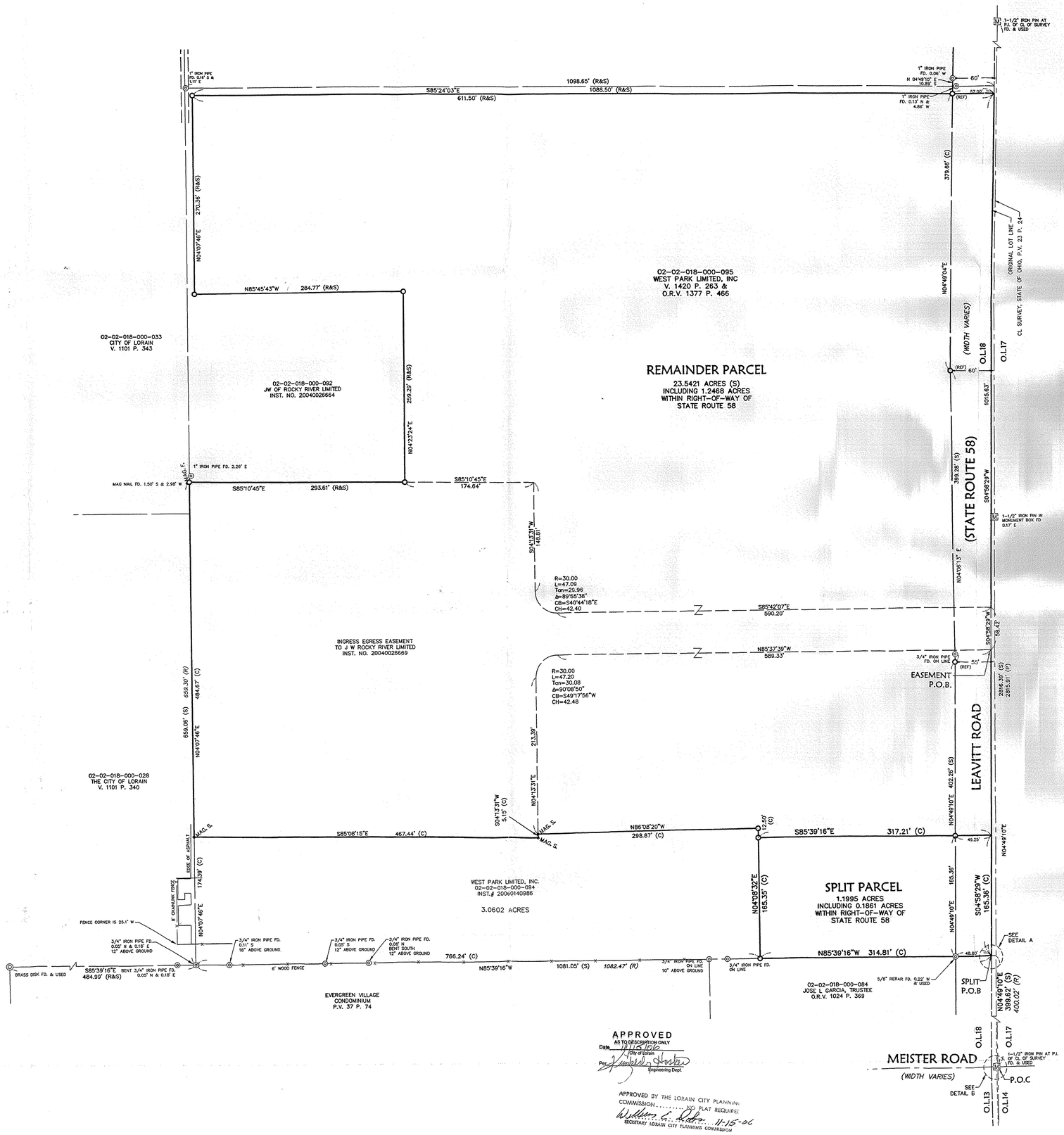
Boundary Survey prepared by Kleinoeder–Schmidt & Assoc. dated December 6, 1986 and revised July 7, 1987.

ALTA\ACSM Land Title Survey prepared by KS Associates Inc., dated December 15, 2004.

Location Plan Leavitt Road as recorded April 27, 1964 in Volume 23, Page 94

Lot Consolidation and Split Map by Suhail and Suhail, Inc. dated July 25, 2004.

Boundary Survey and Lot Split Map prepared by KS Associates, Inc. dated 01/26/06 and revised 02/21/06.



ABBREVIATIONS

(C) = CALCULATED
CL = CENTERLINE
FD. = FOUND
INST. = INSTRUMENT
O.R.V. = ORIGINAL RECORD VOLUME
P. = PAGE
P.I. = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
P.V. = PLAT VOLUME
(R) = RECORD
(REF) = REFERENCE
(S) = SURVEYED
V. = VOLUME

(P) = LOCATION PLAN LEAVITT ROAD AS RECORDED IN VOLUME 23, PAGE 94 OF THE LORAIN COUNTY PLAT RECORDS.

LEGEND

(REF) 5/8" X 30" REBAR SET WITH ORANGE CAP MARKED "KS ASSOC INC REFERENCE"

5/8" X 30" REBAR SET WITH YELLOW CAP MARKED "KS ASSOC INC PROPY MARKER"

IRON PIN/PIPE FOUND AS DESCRIBED

MONUMENT BOX

MAG. F. MAG NAIL FOUND

MAG. S. MAG NAIL SET

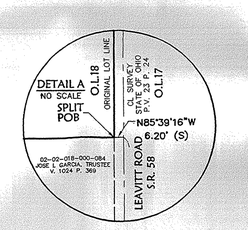
CENTERLINE

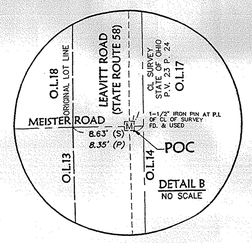
ORIGINAL LOT LINE

RIGHT OF WAY LINE

EASEMENT LINE

FENCE LINE





APPROVED
AS TO DESCRIPTION ONLY
Date 11/15/06
City of Lorain
Per Engineering Dept.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION ..... NO PLAT REQUIRED
11-15-06
SECRETARY LORAIN CITY PLANNING COMMISSION

No. 02281
11-4-06
02-02018-D
JHatfield
#06-02281

Date of Survey: October 12, 2006

Robert G. Hoy 10/19/2006
Robert G. Hoy, P.S. Date
Professional Surveyor Ohio Reg. No. 8142

DATE:	10-19-06
DRAWN BY:	MAM/CPW/BAP
CH'D BY:	RGH
DWG. NAME:	BG010-0-SPLIT.dwg
PATH:	05400\ldot\control\dwg
F.B.	FB 768 P. 31

REVISIONS	DATE	DESCRIPTION	BY

KS ASSOCIATES
KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

BOUNDARY SURVEY AND SPLIT MAP

PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 18 TRACT 2,
CITY OF LORAIN, COUNTY OF LORAIN,
STATE OF OHIO

SHEET 1 OF 1

JOB NO. 05400

R:\05000\05400\LDOT\control\dwg\BG010-0-SPLIT.dwg 10/19/2006 2:22:19 PM EDT