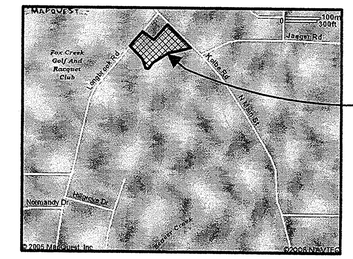
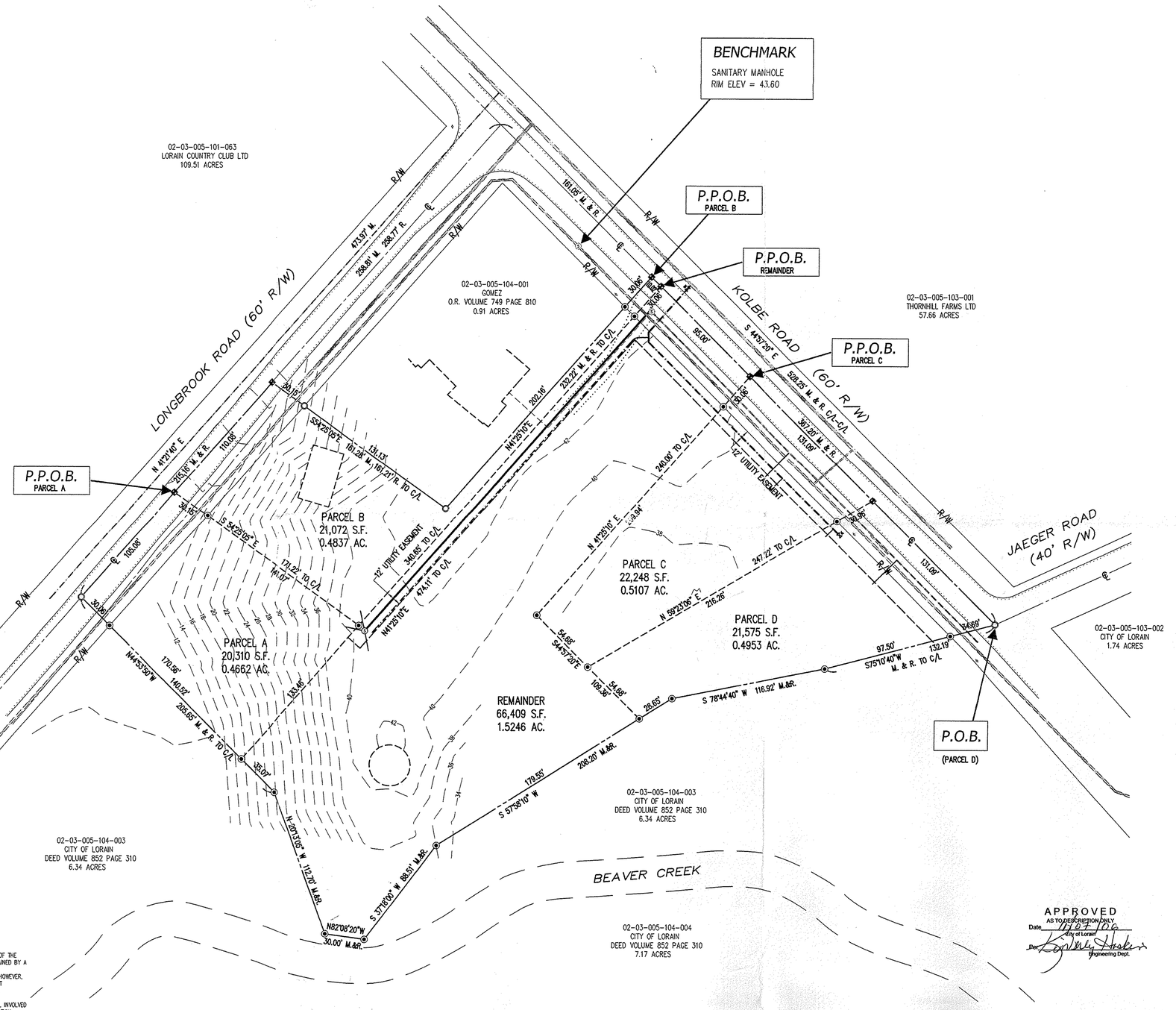
Philipps Minor Subdivision

City of Lorain ~ County of Lorain ~ State of Ohio
Part of Original Lot 5, Tract 3 of Black River Township

P.P.N. 02-03-005-104-002
Doc. No. 2005-0085823
3.48 Acres





THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, HAYWOOD CIVIL ENGINEERING & LAND SURVEYING DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL INVOLVED UTILITIES AND GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION.

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

Boundary & Topography Survey

0 20 40 80 160
SCALE: 1 IN. = 40 FT.
CONTOUR INTERVAL = 2.0 FT.

BASIS OF BEARINGS
S 44°57'20" E
KOLBE ROAD

APPROVED
AS TO DESCRIPTION ONLY
Date 11-07-06
City of Lorain
Per Engineering Dept.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION ..... NO PLAT REQUIRED
11-9-06
SECRETARY LORAIN CITY PLANNING COMMISSION

LEGEND OF SYMBOLS & LINETYPES

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

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 TOM PHILIPPS I HAVE PREPARED THIS PLAT OF BOUNDARY & TOPOGRAPHY 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 S 44°57'20" E FOR KOLBE 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: JULY 3, 2006

DRAWING REVISION DATE: JULY 3, 2006

No 0227
APPROVED
11/28/06
02-03-005-B
BY U HAGEN

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

Dale Haywood 7/3/06 #06-0227
Dale R. Haywood, P.S. Date
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.
475 N. Abbe Road
Elyria, Ohio 44035
www.haywoodcivilengineering.com
(440) 365-9831 Office
(440) 365-3426 Fax
State of Ohio Certificate of Authorization No. 03-12

Prepared For
Tom Philipps
P.O. Box 282
Avon, OH 44011-0282
(440) 225-4518 Phone
(440) 801-1578 Fax

PROJECT #06-374
SHEET 2 OF 5