LOT SPLIT & CONSOLIDATION PLAT

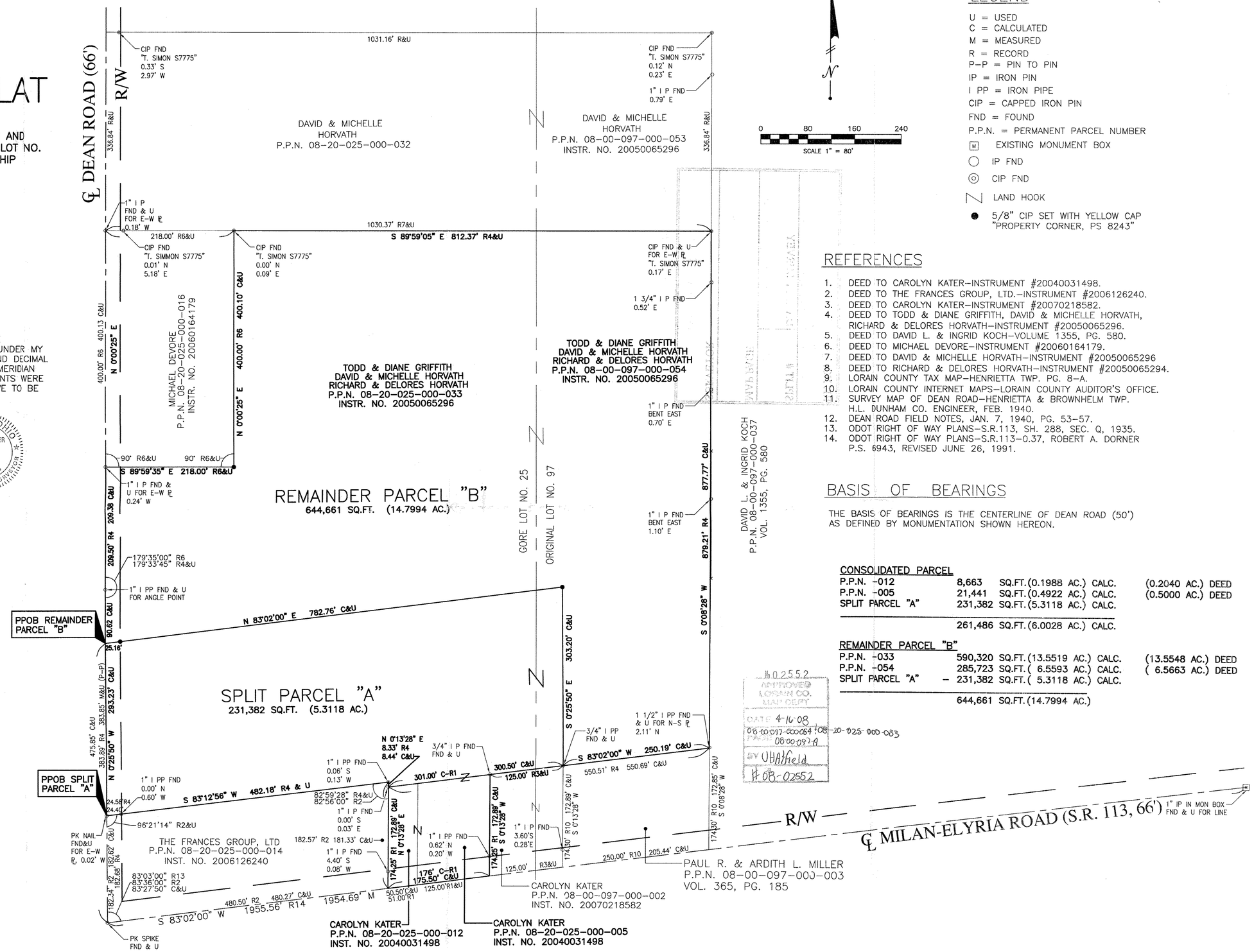
SITUATED IN HENRIETTA TOWNSHIP, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PARTS OF GORE LOT NO. 25 AND ORIGINAL LOT NO. 97 OF HENRIETTA TOWNSHIP

SURVEYOR'S CERTIFICATE

THIS MAP AND THE SURVEY ON WHICH IT IS BASED IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION. ALL DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE TO INDICATE ANGLES ONLY, ALL PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I BELIEVE TO BE CORRECT.

BY: _____
CHRISTOPHER J. TOMKO
PROFESSIONAL SURVEYOR NO. 8243
DATES OF SURVEY: MARCH, 2008

STATE OF OHIO — CHRISTOPHER JOHN TOMKO S-8243 REGISTERED PROFESSIONAL SURVEYOR



LEGEND

U = USED
C = CALCULATED
M = MEASURED
R = RECORD
P-P = PIN TO PIN
IP = IRON PIN
I PP = IRON PIPE
CIP = CAPPED IRON PIN
FND = FOUND
P.P.N. = PERMANENT PARCEL NUMBER
[M] EXISTING MONUMENT BOX
IP FND
CIP FND
LAND HOOK
5/8" CIP SET WITH YELLOW CAP "PROPERTY CORNER, PS 8243"

REFERENCES

1. DEED TO CAROLYN KATER–INSTRUMENT #20040031498.
2. DEED TO THE FRANCES GROUP, LTD.–INSTRUMENT #2006126240.
3. DEED TO CAROLYN KATER–INSTRUMENT #20070218582.
4. DEED TO TODD & DIANE GRIFFITH, DAVID & MICHELLE HORVATH, RICHARD & DELORES HORVATH–INSTRUMENT #20050065296.
5. DEED TO DAVID L. & INGRID KOCH–VOLUME 1355, PG. 580.
6. DEED TO MICHAEL DEVORE–INSTRUMENT #20060164179.
7. DEED TO DAVID & MICHELLE HORVATH–INSTRUMENT #20050065296
8. DEED TO RICHARD & DELORES HORVATH–INSTRUMENT #20050065294.
9. LORAIN COUNTY TAX MAP–HENRIETTA TWP. PG. 8–A.
10. LORAIN COUNTY INTERNET MAPS–LORAIN COUNTY AUDITOR'S OFFICE.
11. SURVEY MAP OF DEAN ROAD–HENRIETTA & BROWNHELM TWP. H.L. DUNHAM CO. ENGINEER, FEB. 1940.
12. DEAN ROAD FIELD NOTES, JAN. 7, 1940, PG. 53–57.
13. ODOT RIGHT OF WAY PLANS–S.R.113, SH. 288, SEC. Q, 1935.
14. ODOT RIGHT OF WAY PLANS–S.R.113–0.37, ROBERT A. DORNER P.S. 6943, REVISED JUNE 26, 1991.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTERLINE OF DEAN ROAD (50') AS DEFINED BY MONUMENTATION SHOWN HEREON.

CONSOLIDATED PARCEL

P.P.N. -012	8,663	SQ.FT. (0.1988 AC.)	CALC.	(0.2040 AC.) DEED
P.P.N. -005	21,441	SQ.FT. (0.4922 AC.)	CALC.	(0.5000 AC.) DEED
SPLIT PARCEL "A"	231,382	SQ.FT. (5.3118 AC.)	CALC.	
	261,486	SQ.FT. (6.0028 AC.)	CALC.	

REMAINDER PARCEL "B"

P.P.N. -033	590,320	SQ.FT. (13.5519 AC.)	CALC.	(13.5548 AC.) DEED
P.P.N. -054	285,723	SQ.FT. (6.5593 AC.)	CALC.	(6.5663 AC.) DEED
SPLIT PARCEL "A" –	231,382	SQ.FT. (5.3118 AC.)	CALC.	
	644,661	SQ.FT. (14.7994 AC.)		

No. 02552
APPROVED LORAIN CO. MAP DEPT.
DATE 4-16-08
08-00-097-000-064 ; 08-20-025-000-033
PARCEL 08-00-097-A
BY UHatfield
08-02552

REVISION	DATE
COUNTY COMMENTS	04/14/08
FINAL ISSUE	04/05/08
PRELIMINARY ISSUE	03/24/08

SITUATED IN TOWNSHIP OF HENRIETTA
COUNTY OF LORAIN
STATE OF OHIO, PARTS OF GORE LOT NO. 25
AND ORIGINAL LOT NO. 97

LOT SPLIT AND CONSOLIDATION PLAT