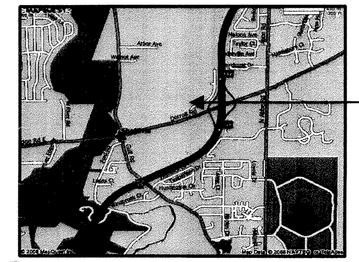
Boundary & Lot Split Survey

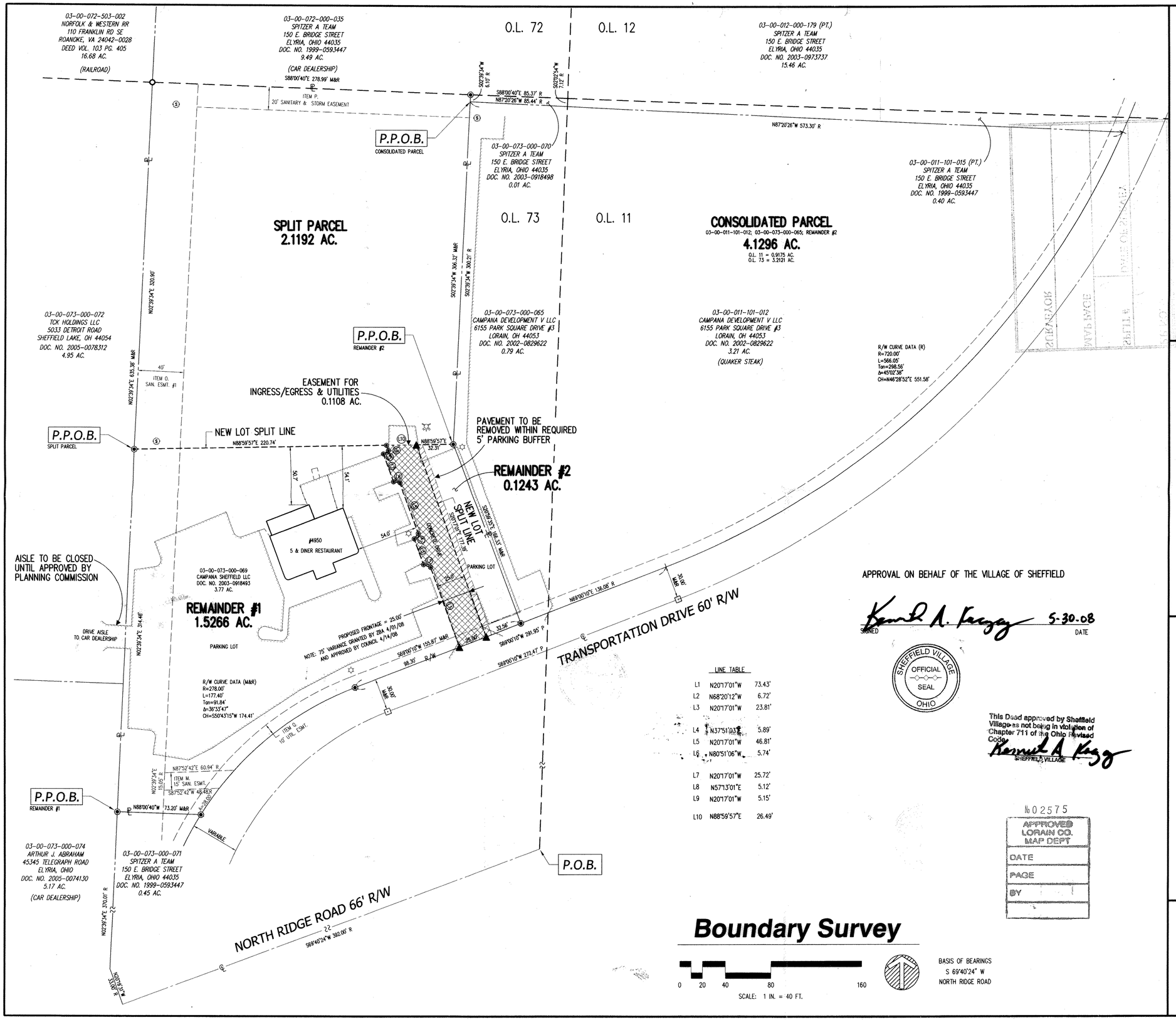
Village of Sheffield ~ County of Lorain ~ State of Ohio
Part of Original Sheffield Township Lots 11 & 73

P.P.N. 03-00-073-000-069	P.P.N. 03-00-073-000-065	P.P.N. 03-00-011-101-012
Document No. 2003-0918493	Document No. 2002-0829622	Document No. 2002-0829622
3.77 Acres	0.79 Acres	3.21 Acres

Zoned C3



Site
4950 Transportation Drive
Sheffield, Ohio



LINE TABLE		
L1	N20°17'01"W	73.43'
L2	N68°20'12"W	6.72'
L3	N20°17'01"W	23.81'
L4	N37°51'03"E	5.89'
L5	N20°17'01"W	46.81'
L6	N80°51'06"W	5.74'
L7	N20°17'01"W	25.72'
L8	N57°13'01"E	5.12'
L9	N20°17'01"W	5.15'
L10	N88°59'57"E	26.49'

APPROVAL ON BEHALF OF THE VILLAGE OF SHEFFIELD

SIGNED — DATE 5-30-08

SHEFFIELD VILLAGE OFFICIAL SEAL OHIO

This Deed approved by Sheffield Village as not being in violation of Chapter 711 of the Ohio Revised Code.
SHEFFIELD VILLAGE

№02575
APPROVED
LORAIN CO.
MAP DEPT
DATE
PAGE
BY

Boundary Survey

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

BASIS OF BEARINGS
S 69°40'24" W
NORTH RIDGE ROAD

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
- SPOT GRADE ELEVATION (EXISTING / PROPOSED)
- 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
- PK NAIL FOUND
- 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 ATTORNEY TRIGILIO I HAVE PREPARED THIS PLAT OF BOUNDARY AND LOT SPLIT 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 69°40'24" W FOR NORTH RIDGE 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: MARCH 7, 2008

DRAWING REVISION DATE: MARCH 12, 2008; APRIL 21, 2008

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

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
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(440) 365-3426 Fax

Prepared For
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440.988.9500

PROJECT #08-570