# LOT SPLIT & CONSOLIDATION SURVEY

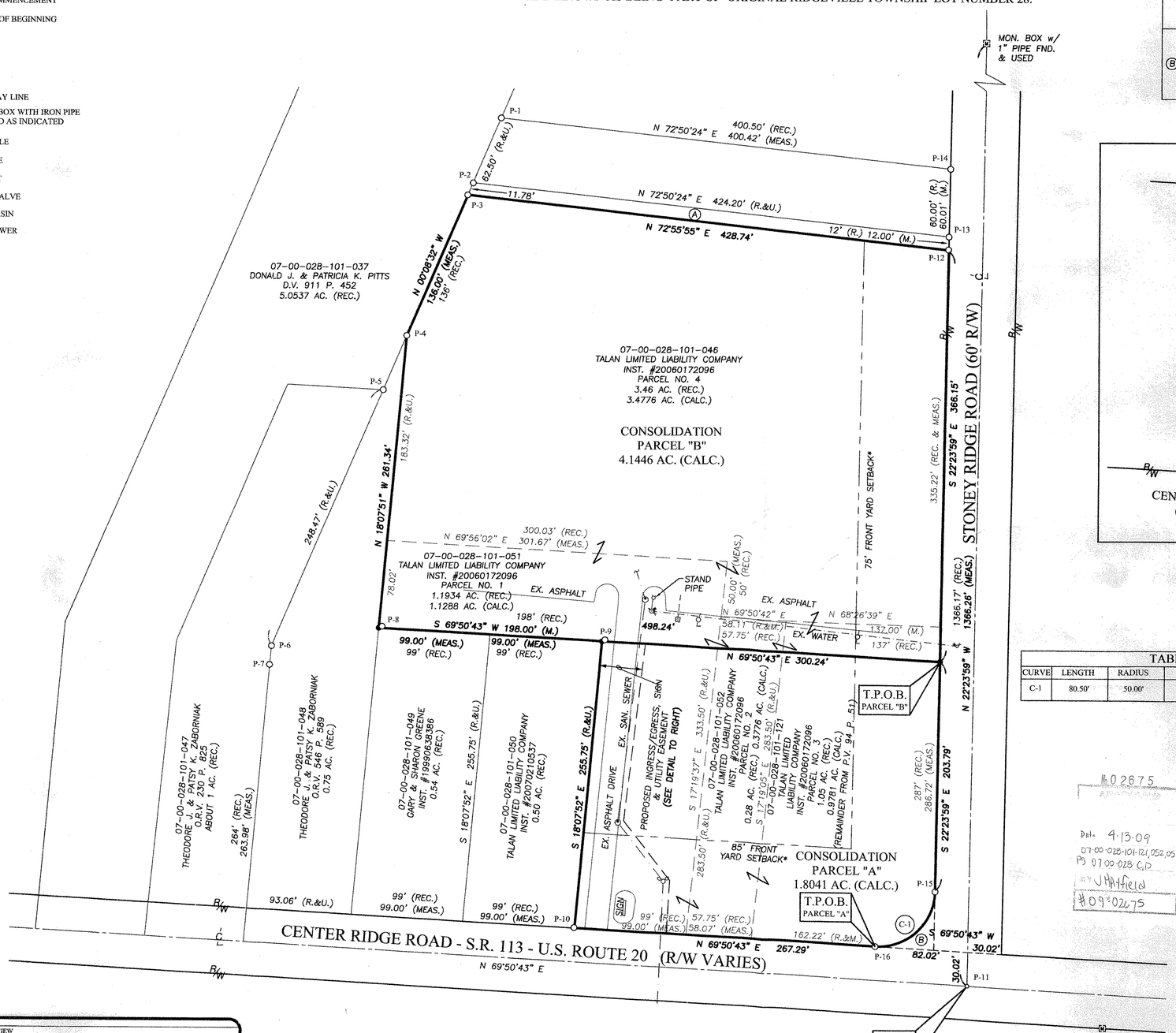
for

## TALAN LIMITED LIABILITY COMPANY

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 28.

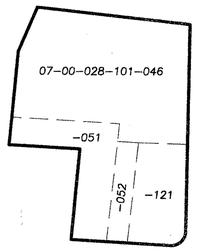
### LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- P.O.C. — POINT OF COMMENCEMENT
- T.P.O.B. — TRUE PLACE OF BEGINNING
- (R.) (REC.) — RECORD
- (M.) (MEAS.) — MEASURED
- (U.) — USED
- R/W — RIGHT-OF-WAY LINE
- MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
- EX. LIGHT POLE
- EX. MANHOLE
- EX. HYDRANT
- EX. WATER VALVE
- EX. CATCHBASIN
- SANITARY SEWER
- WATER LINE



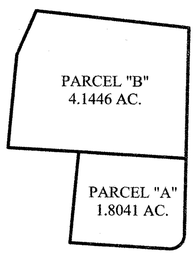

### PRE-CONSOLIDATION SUMMARY

NTS



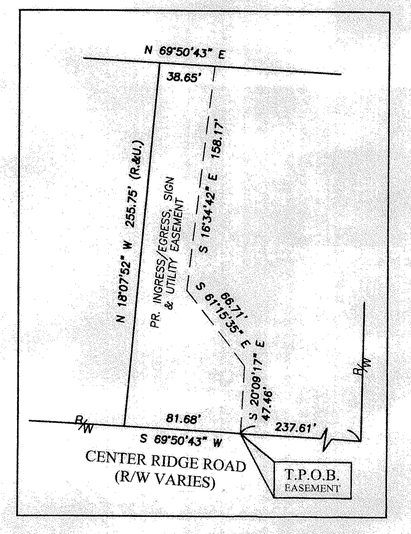

### POST-CONSOLIDATION SUMMARY

NTS



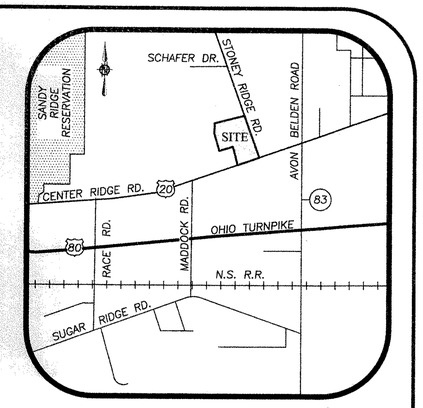

### PARCEL OWNER INFO

| | |
|---|---|
| A | 07-00-028-101-045<br>DONNA L. HUBBELL<br>O.R.V. 162 P. 1<br>0.12 AC. (REC.) |
| B | 07-00-028-900-006<br>CITY OF NORTH RIDGEVILLE<br>INST. #20080275023<br>0.0135 AC. (REC.)<br>DEDICATED IN P.V. 94, P. 51 OF THE LORAIN COUNTY PLAT RECORDS |




### EASEMENT DETAIL

SCALE: 1" = 50'




### LOCATION MAP

NTS

GRAPHIC SCALE

0 25 50 100

(IN FEET)

SCALE: 1" = 50'

### BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF STONEY RIDGE ROAD AS SHOWN ON THE CENTERLINE OF SURVEY MAP PREPARED BY FOOR & ASSOCIATES, INC. WHICH WAS ASSUMED TO BE SOUTH 22° 23' 59" EAST.

AS SURVEYED IN DECEMBER OF 2007

### TABLE OF PINS AND MONUMENTS

| | | | |
|---|---|---|---|
| P-1 | 3/4" PIPE FND. & USED | P-9 | 5/8" REBAR w/ CAP STAMPED "HAYWOOD" FND. 0.93' (E.), 0.21' (N.) |
| P-2 | 1-1/2" PIPE FND. 0.07' (E.), 0.14' (S.) | | |
| P-3 | 5/8" REBAR w/ CAP STAMPED "HAYWOOD" FND. & USED FOR E-W LINE 0.23' (W.) | P-10 | 5/8" REBAR w/ CAP STAMPED "HAYWOOD" FND. 0.32' (W.), 0.45' (N.) |
| P-4 | 5/8" REBAR w/ CAP STAMPED "HAYWOOD" FND. 0.09' (W.) | P-11 | RAILROAD SPIKE FND. & USED FOR C/L OF STONEY RIDGE RD. 0.07' (N.) |
| | | P-12 | 5/8" REBAR FND. 0.26' (W.), 0.53' (N.) |
| P-5 | 3/4" GALVANIZED IN CLAY TILE FND. 0.06' (N.) | P-13 | 1" PIPE FND. & USED FOR E-W LINE 0.14' (W.) |
| P-6 | 3/4" PIPE w/ COLLAR FND. & USED | P-14 | 3/4" PIPE FND. & USED |
| P-7 | 1-1/2" PIPE w/ COLLAR FND. 1.74' (W.), 16.69' (S.) | P-15 | 5/8" REBAR w/ CAP STAMPED "ZWICK" FND. & USED |
| P-8 | 5/8" REBAR w/ CAP STAMPED "HAYWOOD" FND. 1.02' (E.), 0.53' (N.) | P-16 | 5/8" REBAR w/ CAP STAMPED "ZWICK" FND. & USED |

### TABLE OF CURVES

| CURVE | LENGTH | RADIUS | CHORD | BEARING | TANGENT | DELTA |
|---|---|---|---|---|---|---|
| C-1 | 80.50' | 50.00' | 72.08' | S 23°43'22" W | 52.00' | 92°14'46" |

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN A DEED TO TALAN LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 20060172096 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 5.9487 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 28, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED 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 AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

#02675

Date: 4-13-09
07-00-028-101-121, 052, 051, 046
PB 07-00-028 G/D
BY J Mayfield
#09-02675

STATE OF OHIO — CHRISTOPHER HIRZEL S-8081 REGISTERED PROFESSIONAL SURVEYOR

Christopher M. Hirzel 04/09/2009

CHRISTOPHER M. HIRZEL, P.E. P.S.
REGISTERED SURVEYOR NO. 8081

DATE

*NOTE: FRONT YARD SETBACKS SHOWN BASED ON THE CITY OF NORTH RIDGEVILLE ZONING CODE REQUIREMENTS IN SECTION 1272.06 FOR B-5, ARCHITECTURAL BUSINESS DISTRICT.

| REVISION | DATE: | BY: | DESCRIPTION: |
|---|---|---|---|
| | 12-28-07 | CMH | ISSUE TO CLIENT FOR REVIEW |
| | 01-02-08 | CMH | ADDED FRONT YARD SETBACKS |
| | 01-16-08 | CMH | ISSUE TO CLIENT |
| | 04-09-09 | CMH | MODIFIED PARCEL "A" TO SHOW UPDATED RIGHT-OF-WAY, PER P.V. 94, P. 51 |

J:\07-2596\DRAWINGS\dwg\(07-2596) MASTER.dwg

DRAWN BY: AMK

CHECKED BY: CMH


BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX


SHEET 1 OF 1

JOB NO. 07-2596