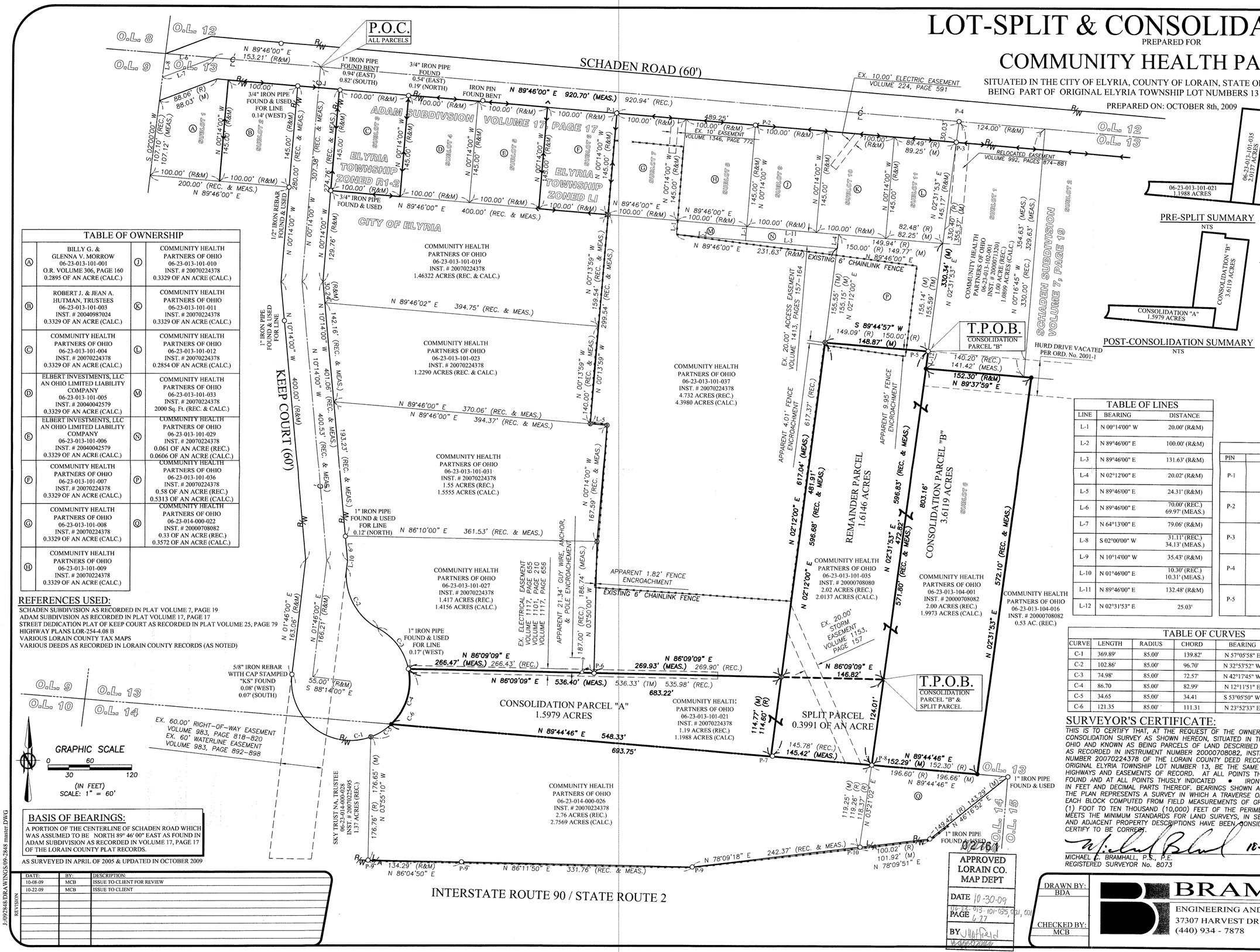
LOT-SPLIT & CONSOLIDATION PLAT

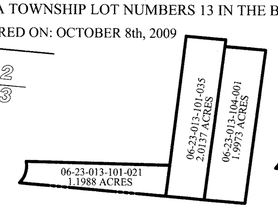
PREPARED FOR

COMMUNITY HEALTH PARTNERS

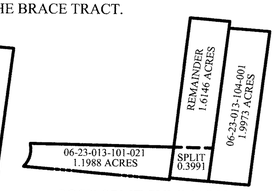
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBERS 13 IN THE BRACE TRACT.

PREPARED ON: OCTOBER 8th, 2009





PRE-SPLIT SUMMARY
NTS



POST-SPLIT SUMMARY
NTS

POST-CONSOLIDATION SUMMARY
NTS

TABLE OF OWNERSHIP

A	BILLY G. & GLENNA V. MORROW 06-23-013-101-001 O.R. VOLUME 306, PAGE 160 0.2895 OF AN ACRE (CALC.)	J	COMMUNITY HEALTH PARTNERS OF OHIO 06-23-013-101-010 INST. # 20070224378 0.3329 OF AN ACRE (CALC.)
B	ROBERT J. & JEAN A. HUTMAN, TRUSTEES 06-23-013-101-003 INST. # 20040987024 0.3329 OF AN ACRE (CALC.)	K	COMMUNITY HEALTH PARTNERS OF OHIO 06-23-013-101-011 INST. # 20070224378 0.3329 OF AN ACRE (CALC.)
C	COMMUNITY HEALTH PARTNERS OF OHIO 06-23-013-101-004 INST. # 20070224378 0.3329 OF AN ACRE (CALC.)	L	COMMUNITY HEALTH PARTNERS OF OHIO 06-23-013-101-012 INST. # 20070224378 0.2854 OF AN ACRE (CALC.)
D	ELBERT INVESTMENTS, LLC AN OHIO LIMITED LIABILITY COMPANY 06-23-013-101-005 INST. # 20040042579 0.3329 OF AN ACRE (CALC.)	M	COMMUNITY HEALTH PARTNERS OF OHIO 06-23-013-101-033 INST. # 20070224378 2000 Sq. Ft. (REC. & CALC.)
E	ELBERT INVESTMENTS, LLC AN OHIO LIMITED LIABILITY COMPANY 06-23-013-101-006 INST. # 20040042579 0.3329 OF AN ACRE (CALC.)	N	COMMUNITY HEALTH PARTNERS OF OHIO 06-23-013-101-029 INST. # 20070224378 0.061 OF AN ACRE (REC.) 0.0606 OF AN ACRE (CALC.)
F	COMMUNITY HEALTH PARTNERS OF OHIO 06-23-013-101-007 INST. # 20070224378 0.3329 OF AN ACRE (CALC.)	P	COMMUNITY HEALTH PARTNERS OF OHIO 06-23-013-101-036 INST. # 20070224378 0.58 OF AN ACRE (REC.) 0.5313 OF AN ACRE (CALC.)
G	COMMUNITY HEALTH PARTNERS OF OHIO 06-23-013-101-008 INST. # 20070224378 0.3329 OF AN ACRE (CALC.)	Q	COMMUNITY HEALTH PARTNERS OF OHIO 06-23-014-000-022 INST. # 20000708082 0.33 OF AN ACRE (REC.) 0.3572 OF AN ACRE (CALC.)
H	COMMUNITY HEALTH PARTNERS OF OHIO 06-23-013-101-009 INST. # 20070224378 0.3329 OF AN ACRE (CALC.)		

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
- 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE PLACE OF BEGINNING
- —x— FENCE
- (F) (FND.) FOUND
- (R) (REC.) RECORD
- (M) (MEAS.) MEASURED
- R/W RIGHT-OF-WAY LINE
- [M] MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	N 00°14'00" W	20.00' (R&M)
L-2	N 89°46'00" E	100.00' (R&M)
L-3	N 89°46'00" E	131.63' (R&M)
L-4	N 02°12'00" E	20.02' (R&M)
L-5	N 89°46'00" E	24.31' (R&M)
L-6	N 89°46'00" E	70.00' (REC.) 69.97' (MEAS.)
L-7	N 64°13'00" E	79.06' (R&M)
L-8	S 02°00'00" W	31.11' (REC.) 34.13' (MEAS.)
L-9	N 10°14'00" W	35.43' (R&M)
L-10	N 01°46'00" E	10.30' (REC.) 10.31' (MEAS.)
L-11	N 89°46'00" E	132.48' (R&M)
L-12	N 02°31'53" E	25.03'

TABLE OF MONUMENTS

PIN	DESCRIPTION	PIN	DESCRIPTION
P-1	1" IRON PIN FOUND 0.40' (WEST) 0.22' (NORTH)	P-6	1" IRON PIPE FOUND & USED FOR LINE 0.40' (WEST)
P-2	3/4" IRON PIPE FOUND 0.06' (WEST) 0.05' (SOUTH)	P-7	3/4" IRON PIPE FOUND BENT 2.13' (EAST) 0.60' (NORTH)
P-3	1" IRON PIPE FOUND & USED FOR LINE 0.08' (NORTH)	P-8	1" IRON PIPE FOUND & USED FOR LINE 0.07' (SOUTH)
P-4	1" IRON PIPE FOUND & USED FOR LINE 0.05' (SOUTH)	P-9	5/8" IRON REBAR WITH CAP STAMPED "WELSH" FOUND & USED
P-5	3/4" IRON PIPE FOUND & USED FOR LINE 0.08' (WEST)	P-10	1" IRON PIPE FOUND 0.81' (EAST) 0.17' (NORTH)

TABLE OF CURVES

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	369.89'	85.00'	139.82'	N 57°05'58" E	122.91'	249°20'03"
C-2	102.86'	85.00'	96.70'	N 32°53'52" W	58.79'	69°20'11"
C-3	74.98'	85.00'	72.57'	N 42°17'45" W	40.13'	50°32'36"
C-4	86.70	85.00'	82.99'	N 12°11'51" E	47.55	58°26'35"
C-5	34.65	85.00'	34.41	S 53°05'50" W	17.57'	23°21'24"
C-6	121.35	85.00'	111.31	N 23°52'33" E	73.63'	81°47'53"

REFERENCES USED:

SCHADEN SUBDIVISION AS RECORDED IN PLAT VOLUME 7, PAGE 19
ADAM SUBDIVISION AS RECORDED IN PLAT VOLUME 17, PAGE 17
STREET DEDICATION PLAT OF KEEP COURT AS RECORDED IN PLAT VOLUME 25, PAGE 79
HIGHWAY PLANS LOR-254-4.08 B
VARIOUS LORAIN COUNTY TAX MAPS
VARIOUS DEEDS AS RECORDED IN LORAIN COUNTY RECORDS (AS NOTED)

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF SCHADEN ROAD WHICH WAS ASSUMED TO BE NORTH 89° 46' 00" EAST AS FOUND IN ADAM SUBDIVISION AS RECORDED IN VOLUME 17, PAGE 17 OF THE LORAIN COUNTY PLAT RECORDS.

AS SURVEYED IN APRIL OF 2005 & UPDATED IN OCTOBER 2009

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT-SPLIT & CONSOLIDATION SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO COMMUNITY HEALTH PARTNERS OF OHIO AS RECORDED IN INSTRUMENT NUMBER 20000708082, INSTRUMENT NUMBER 20000708080, & INSTRUMENT NUMBER 20070224378 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 5.2098 ACRES OF LAND IN ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 13, 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.

10-22-09

MICHAEL C. BRAMHALL, P.S., P.E.
REGISTERED SURVEYOR No. 8073

DATE

REVISION			
DATE:	BY:	DESCRIPTION:	
10-08-09	MCB	ISSUE TO CLIENT FOR REVIEW	
10-22-09	MCB	ISSUE TO CLIENT	

APPROVED LORAIN CO. MAP DEPT
DATE 10-30-09
06-23-013-101-035, 021, 001
PAGE 6.27
BY JHatfield
#09-02780

DRAWN BY: BDA
CHECKED BY: MCB

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1
JOB NO. 09-2848

J:\09284B\DRAWINGS\09-2848 master.DWG