LOT SPLIT SURVEY

for

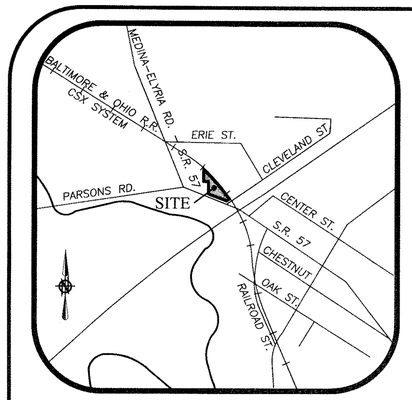
SPITZER HARDWARE & SUPPLY CO.

SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL GRAFTON TOWNSHIP LOT NUMBER 1 & PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 100

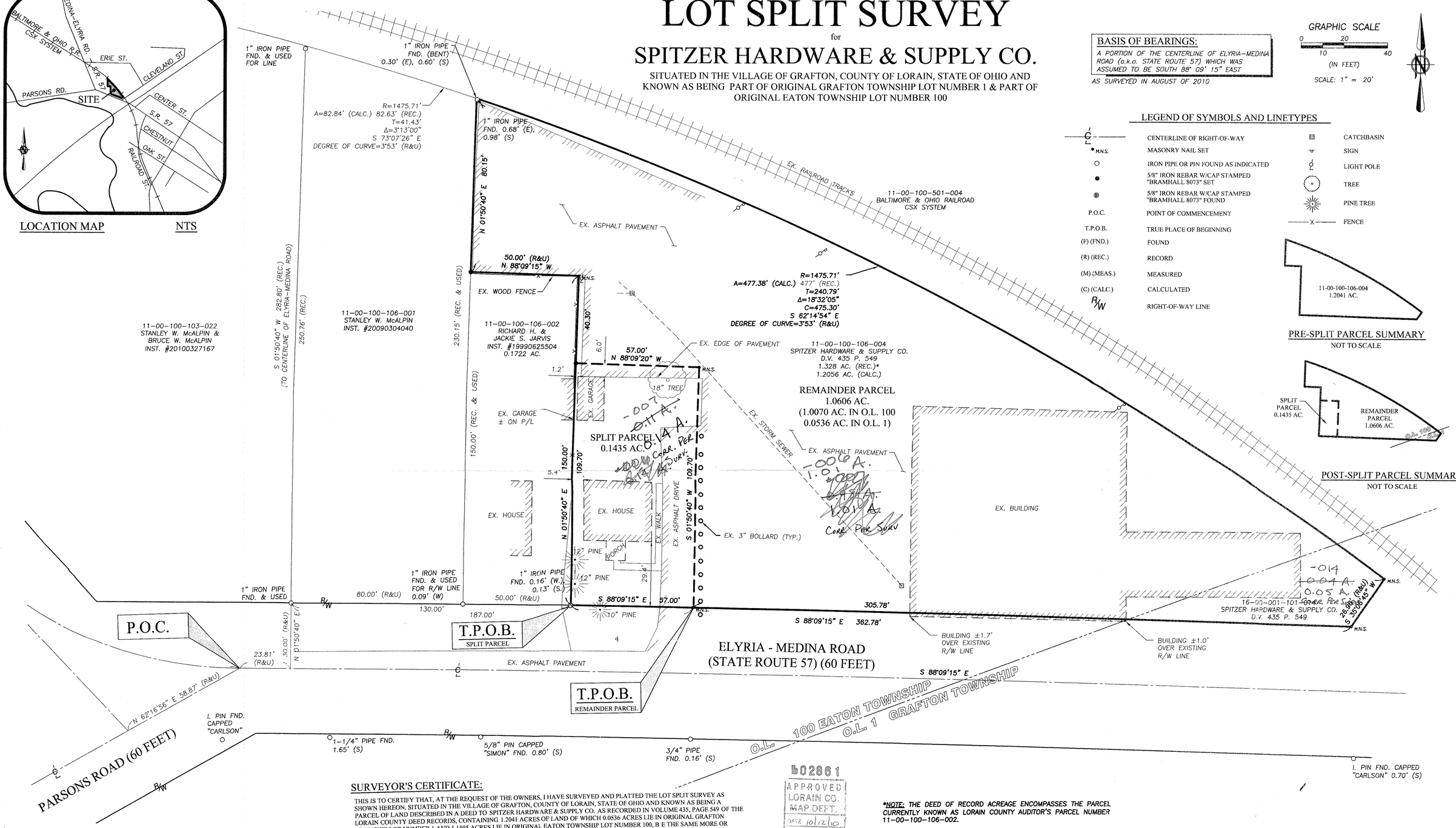
BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF ELYRIA-MEDINA ROAD (a.k.a. STATE ROUTE 57) WHICH WAS ASSUMED TO BE SOUTH 88° 09' 15" EAST

AS SURVEYED IN AUGUST OF 2010

GRAPHIC SCALE
0 10 20 40
(IN FEET)
SCALE: 1" = 20'



LOCATION MAP NTS



LEGEND OF SYMBOLS AND LINETYPES

	CENTERLINE OF RIGHT-OF-WAY		CATCHBASIN
M.N.S.	MASONRY NAIL SET		SIGN
	IRON PIPE OR PIN FOUND AS INDICATED		LIGHT POLE
	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET		TREE
	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND		PINE TREE
P.O.C.	POINT OF COMMENCEMENT		FENCE
T.P.O.B.	TRUE PLACE OF BEGINNING		
(F) (FND.)	FOUND		
(R) (REC.)	RECORD		
(M) (MEAS.)	MEASURED		
(C) (CALC.)	CALCULATED		
R/W	RIGHT-OF-WAY LINE		

PRE-SPLIT PARCEL SUMMARY
NOT TO SCALE

POST-SPLIT PARCEL SUMMARY
NOT TO SCALE

*NOTE: THE DEED OF RECORD ACREAGE ENCOMPASSES THE PARCEL CURRENTLY KNOWN AS LORAIN COUNTY AUDITOR'S PARCEL NUMBER 11-00-100-106-002.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT SPLIT SURVEY AS SHOWN HEREON, SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO SPITZER HARDWARE & SUPPLY CO. AS RECORDED IN VOLUME 435, PAGE 549 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 1.2041 ACRES OF LAND OF WHICH 0.0536 ACRES LIE IN ORIGINAL GRAFTON TOWNSHIP LOT NUMBER 1 AND 1.1505 ACRES LIE IN ORIGINAL EATON TOWNSHIP LOT NUMBER 100, B E THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED o 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.

MICHAEL C. BRAMHALL, P.S. P.E.
REGISTERED OHIO SURVEYOR NO. 8073

STATE OF OHIO — MICHAEL BRAMHALL S-8073 — REGISTERED PROFESSIONAL SURVEYOR

DATE

b02861
APPROVED LORAIN CO. MAP DEPT.
DATE 10/12/10
PARCEL 11-00-081 11-00-100-B
BY T. SPILMAN
SCAN # 10-02861

Scan # 45419

REVISION	DATE:	BY:	DESCRIPTION:
	08-13-2010	MCB	ISSUE TO CLIENT

DRAWN BY: AMK / BDA
CHECKED BY: MCB

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. 10-2913

11-00-100-106-006 & 007
16-00-001-101-014

11-00-100-106-006 & 007
16-00-001-101-014