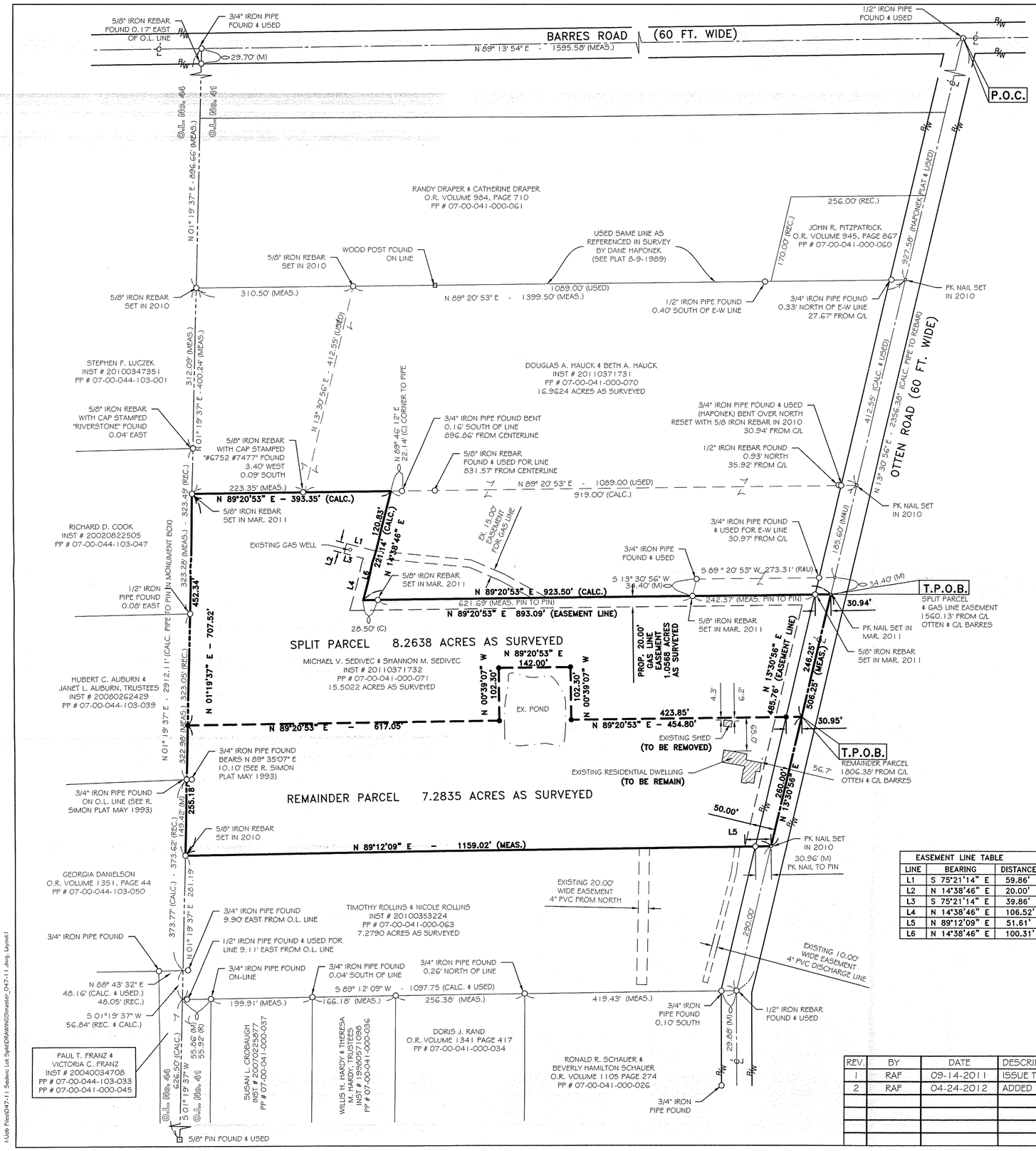
MICHAEL V. & SHANNON M. SEDIVEC
LOT SPLIT SURVEY

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 41.

INST. # 201103717 32 PP #07-00-041-000-071



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 75°21'14" E	59.86'
L2	N 14°38'46" E	20.00'
L3	S 75°21'14" E	39.86'
L4	N 14°38'46" E	106.52'
L5	N 89°12'09" E	51.61'
L6	N 14°38'46" E	100.31'

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 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 41, AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED A DEED TO MICHAEL V. SEDIVEC & SHANNON M. SEDIVEC AS RECORDED IN INSTRUMENT NUMBER 201103717 32 OF THE LORAIN COUNTY DEED RECORDS CONTAINING WITHIN SAID BOUNDS 15.5022 ACRES OF LAND BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. 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.

STATE OF OHIO RICHARD A. FREDRICKSON S-8285 REGISTERED PROFESSIONAL SURVEYOR

Richard A. Fredrickson
RICHARD A. FREDRICKSON, P.S. 8285

4-24-2012
DATE

LEGEND:

- ○ IRON PIN/PIPE FOUND AS NOTED
- ⊡ MONUMENT BOX FOUND AS NOTED
- ∘ PK NAIL FOUND
- • PK NAIL SET
- ● REBAR SET WITH CAP STAMPED "Rafter A LTD"

REFERENCES

- PLAT OF SURVEY BY GARY PENFOUND - 12-75
- PLAT OF SURVEY BY DANE HAPONEK - 7-89
- PLAT OF SURVEY BY ROGER SIMON - 5-93
- PLAT OF SURVEY BY GARY PENFOUND - 3-77

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APPROVED
LORAIN CO.
MAP DEPT
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PAGE 7-A
BY J Hatfield
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BASIS OF BEARING:

BASIS OF BEARINGS IS FROM OHIO STATE PLANE COORDINATES, NORTH ZONE (3401) NAD83(NSRS2007) OBTAINED FROM GPS OBSERVATIONS MADE ON THE SURVEY SITE. A PORTION OF THE CENTERLINE OF OTTEN ROAD (60' WIDE) BETWEEN A 1/2" IRON PIPE FOUND AT THE INTERSECTION OF THE CENTERLINE OF BARRES ROAD (60' WIDE) WITH THE CENTERLINE OF SAID OTTEN ROAD AND A 1/2" IRON REBAR FOUND AT AN ANGLE POINT IN SAID OTTEN ROAD, A DISTANCE OF 2356.38' SOUTH 89°42'53" WEST.

SURVEY PLAT BASED UPON A FIELD SURVEY PERFORMED ON APRIL 19, APRIL 20, APRIL 22, APRIL 27, & MAY 3 OF 2010 AND ON FEBRUARY 14, & MARCH 4 OF 2011 BY OR UNDER THE DIRECT SUPERVISION OF RICHARD A. FREDRICKSON, P.S. 8285

GRAPHIC SCALE
0 50 100' 200\
(IN FEET)
SCALE: 1" = 100

REV.	BY	DATE	DESCRIPTION
1	RAF	09-14-2011	ISSUE TO CLIENT
2	RAF	04-24-2012	ADDED BUILDING INFORMATION

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INST. # 20110371732 PP #07-00-041-000-071

Rafter A, LTD
Richard A. Fredrickson, P.E., P.S.
Land Surveying & Engineering
10980 LaGrange Road
Elyria, OH 44035
Telephone: (440) 309-5275
Fax: (440) 458-6294

DRAWN BY: RAF | CHECKED BY: RAF
JOB NUMBER: 046-11 | SHEET 1 OF 1

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