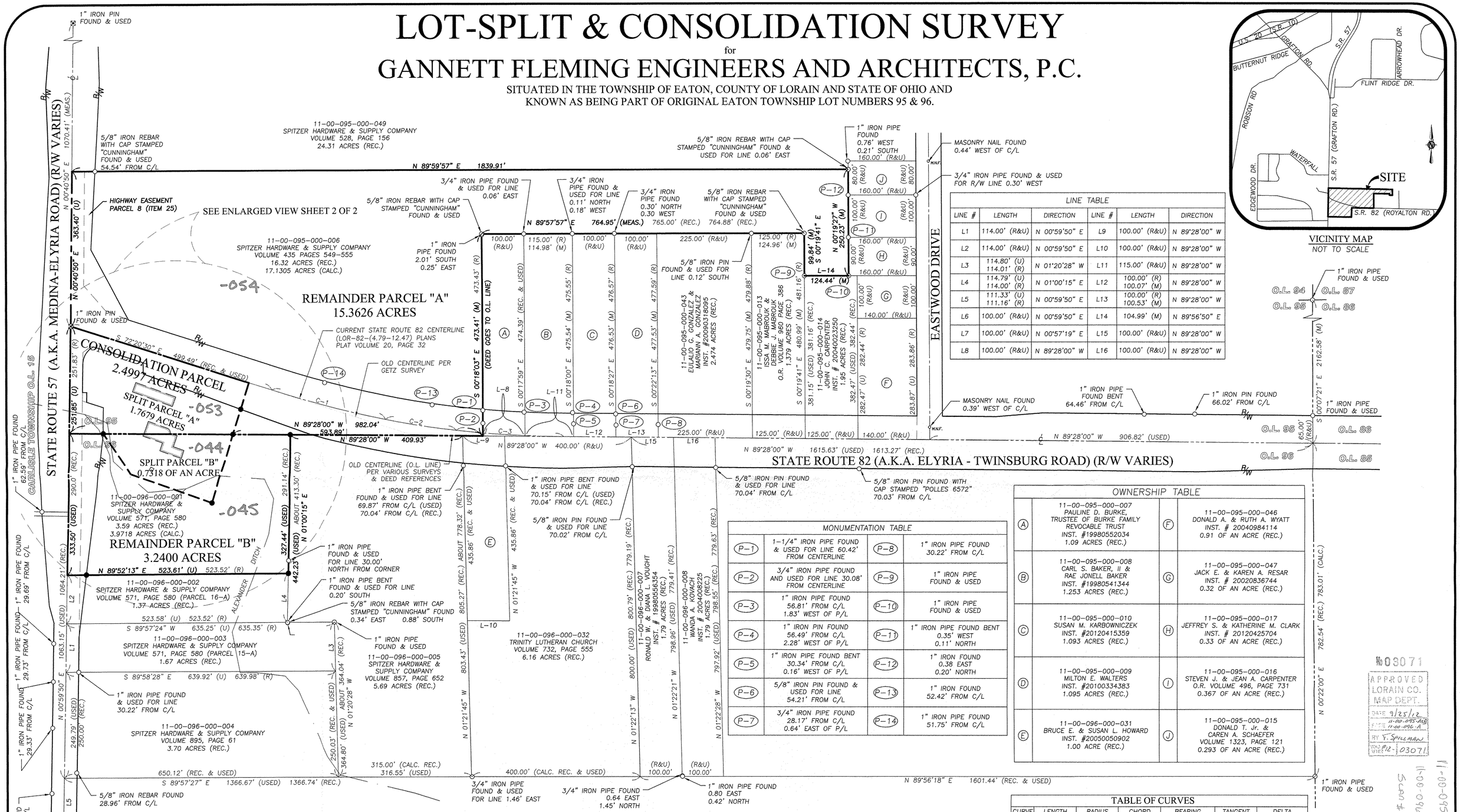
LOT-SPLIT & CONSOLIDATION SURVEY

for

GANNETT FLEMING ENGINEERS AND ARCHITECTS, P.C.

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBERS 95 & 96.



VICINITY MAP
NOT TO SCALE

LINE TABLE					
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	114.00' (R&U)	N 00°59'50" E	L9	100.00' (R&U)	N 89°28'00" W
L2	114.00' (R&U)	N 00°59'50" E	L10	100.00' (R&U)	N 89°28'00" W
L3	114.80' (U) 114.01' (R)	N 01°20'28" W	L11	115.00' (R&U)	N 89°28'00" W
L4	114.79' (U) 114.00' (R)	N 01°00'15" E	L12	100.00' (R) 100.07' (M)	N 89°28'00" W
L5	111.33' (U) 111.16' (R)	N 00°59'50" E	L13	100.00' (R) 100.53' (M)	N 89°28'00" W
L6	100.00' (R&U)	N 00°59'50" E	L14	104.99' (M)	N 89°56'50" E
L7	100.00' (R&U)	N 00°57'19" E	L15	100.00' (R&U)	N 89°28'00" W
L8	100.00' (R&U)	N 89°28'00" W	L16	100.00' (R&U)	N 89°28'00" W

MONUMENTATION TABLE			
P-1	1-1/4" IRON PIPE FOUND & USED FOR LINE 60.42' FROM CENTERLINE	P-8	1" IRON PIPE FOUND 30.22' FROM C/L
P-2	3/4" IRON PIPE FOUND AND USED FOR LINE 30.08' FROM CENTERLINE	P-9	1" IRON PIPE FOUND & USED
P-3	1" IRON PIPE FOUND 56.81' FROM C/L 1.83' WEST OF P/L	P-10	1" IRON PIPE FOUND & USED
P-4	1" IRON PIN FOUND 56.49' FROM C/L 2.28' WEST OF P/L	P-11	1" IRON PIPE FOUND BENT 0.35' WEST 0.11' NORTH
P-5	1" IRON PIPE FOUND BENT 30.34' FROM C/L 0.16' WEST OF P/L	P-12	1" IRON FOUND 0.38 EAST 0.20' NORTH
P-6	5/8" IRON PIN FOUND & USED FOR LINE 54.21' FROM C/L	P-13	1" IRON FOUND 52.42' FROM C/L
P-7	3/4" IRON PIPE FOUND 28.17' FROM C/L 0.64' EAST OF P/L	P-14	1" IRON PIPE FOUND 51.75' FROM C/L

OWNERSHIP TABLE			
A	11-00-095-000-007 PAULINE D. BURKE, TRUSTEE OF BURKE FAMILY REVOCABLE TRUST INST. #19980552034 1.09 ACRES (REC.)	F	11-00-095-000-046 DONALD A. & RUTH A. WYATT INST. # 20040984114 0.91 OF AN ACRE (REC.)
B	11-00-095-000-008 CARL S. BAKER, II & RAE JONELL BAKER INST. #19980541344 1.253 ACRES (REC.)	G	11-00-095-000-047 JACK E. & KAREN A. RESAR INST. # 200208367 44 0.32 OF AN ACRE (REC.)
C	11-00-095-000-010 SUSAN M. KARBOWNICZEK INST. #20120415359 1.093 ACRES (REC.)	H	11-00-095-000-017 JEFFREY S. & KATHERINE M. CLARK INST. # 20120425704 0.33 OF AN ACRE (REC.)
D	11-00-095-000-009 MILTON E. WALTERS INST. #20100334383 1.095 ACRES (REC.)	I	11-00-095-000-016 STEVEN J. & JEAN A. CARPENTER O.R. VOLUME 496, PAGE 731 0.367 OF AN ACRE (REC.)
E	11-00-096-000-031 BRUCE E. & SUSAN L. HOWARD INST. #20050050902 1.00 ACRE (REC.)	J	11-00-095-000-015 DONALD T. Jr. & CAREN A. SCHAEFER VOLUME 1323, PAGE 121 0.293 OF AN ACRE (REC.)

TABLE OF CURVES							
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	266.70' (R) 279.47' (U)	2546.76' (R&U)	279.33'	S 75°29'07" E	133.47' (R) 139.88' (U)	06°00'00" (R) 06°17'15" (U)
C-2	171.59' (R) 169.33' (U)	1909.86' (R&U)	169.28'	S 81°10'09" E	85.75' (R) 84.72' (U)	05°08'30" (R) 05°04'48" (U)
C-3	266.70' (R) 255.92' (U)	2546.76' (R&U)	255.81'	S 86°35'16" E	133.47' (R) 128.07' (U)	06°00'00" (R) 05°45'27" (U)

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS
- CODIFIED ORDINANCES OF EATON TOWNSHIP
- TOWNSHIP OF EATON ZONING DISTRICT MAP REVISED 5/4/2009
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 700120728.
- LOR-82-(4.79-12.47) RECORDED IN PLAT VOLUME 20, PAGE 32
- LOR-57--11.72 RIGHT-OF-WAY PLANS
- SURVEY FOR GULF REFINING CO. BY J.W. WARDEN AND ASSOCIATES ON MARCH 14, 1956
- SURVEY FOR FRANK & MARY MATE BY J.H. GETZ IN AUGUST OF 1945
- SURVEY FOR DESMOND V. FILDES BY J.H. GETZ IN SEPTEMBER 8, 1946
- SURVEY FOR FRANK & MARY MATE BY J.H. GETZ ON APRIL OF 1951
- SURVEY FOR FRANK & MARY MATE BY J.H. GETZ ON JUNE OF 1951
- SURVEY FOR STELLA E. KRUGMAN BY C.E. PENFOUND ON AUGUST 8, 1956
- SURVEY FOR REIMER, ARNOVITZ, CHERNEK & JEFFREY CO. BY THOMAS SIMON & ASSOCIATES INC., IN DECEMBER OF 2011
- CASTLETON ESTATES AS RECORDED IN PLAT VOLUME 36, PAGES 52-54

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF STATE ROUTE 57 WHICH WAS ASSUMED TO BE NORTH 00° 59' 50" EAST.

AS SURVEYED IN SEPTEMBER OF 2012

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

REVISION			
	DATE:	BY:	DESCRIPTION:
	09-13-2012	BDA	ISSUE FOR REVIEW
	09-25-2012	BDA	REVISED PER COMMENT FROM COUNTY TAX MAP DEPARTMENT

DRAWN BY: BDA
CHECKED BY: CDW

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

SHEET 1 OF 2
JOB NO. 12-3426

№ 03071
APPROVED
LORAIN CO.
MAP DEPT.
DATE 9/25/12
PARCEL 11-00-095-AND 11-00-096-A
BY Y. Spielman
TOWNSHIP/SECTION 12-03071

11-00-095-000-053
11-00-096-000-044
045
054
Scan # 47211
47212