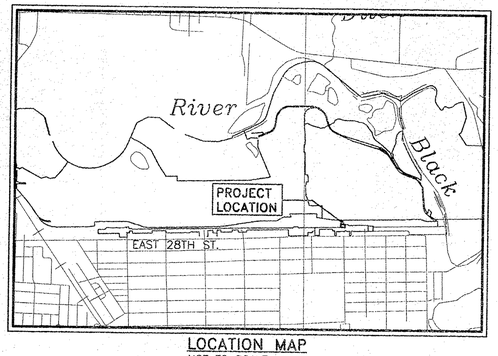
03-00-083-101-034
03-00-094-B
Scan # 47267

LOT SPLIT PLAT

FOR

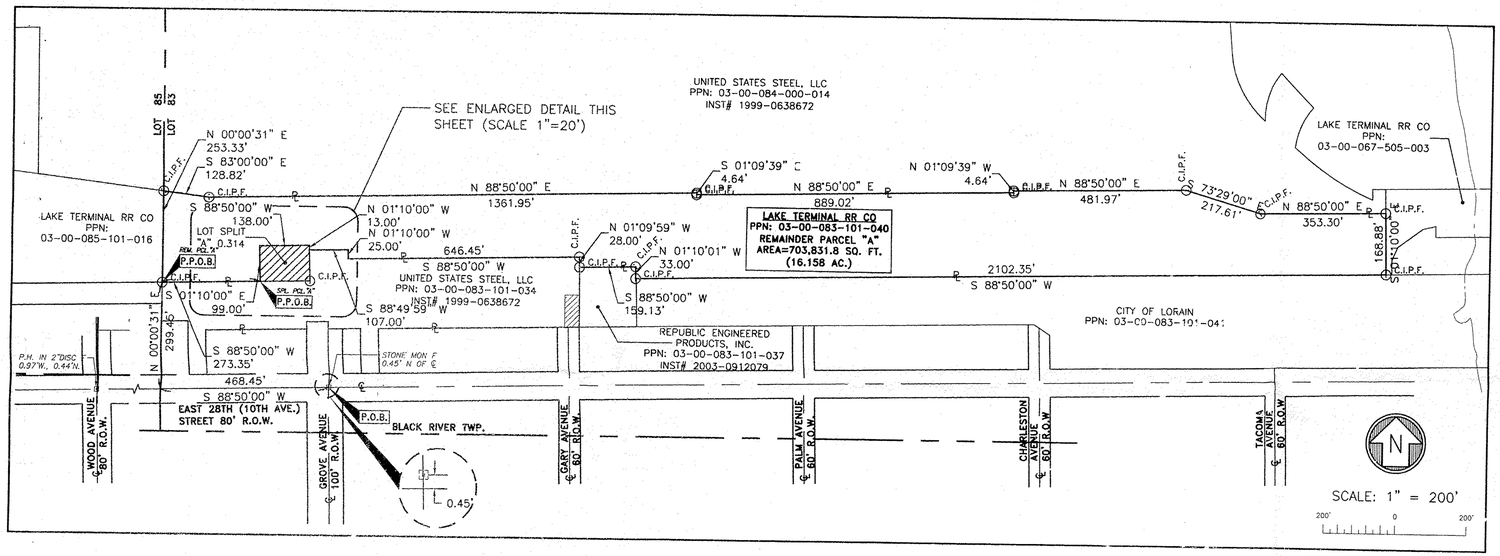
P.P.N.# 03-00-083-101-034

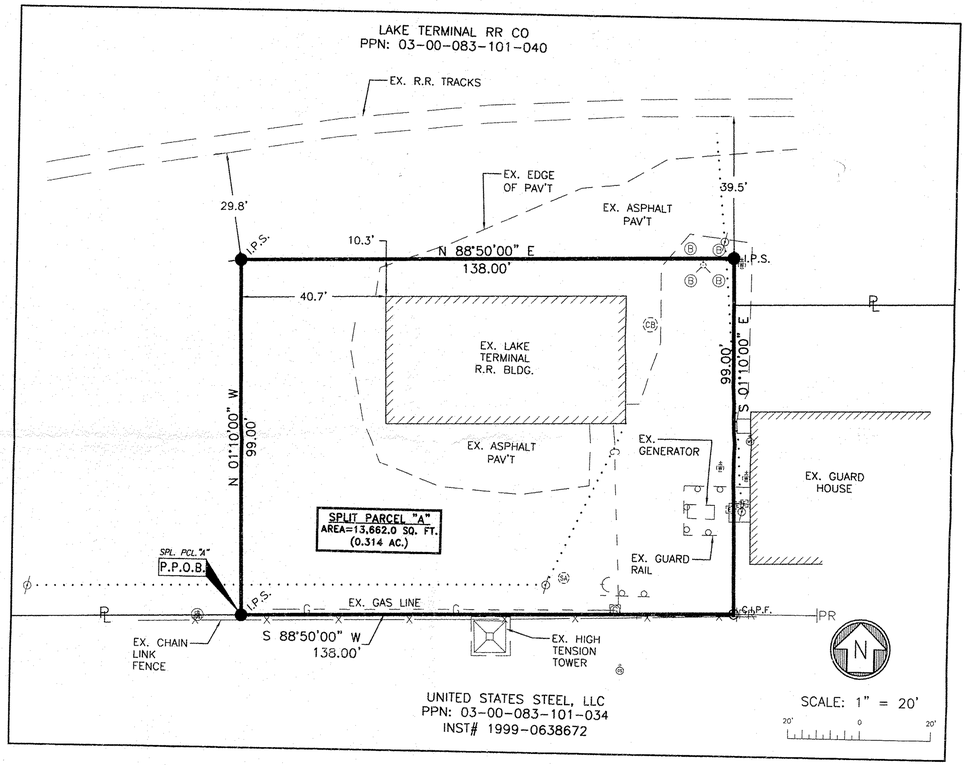
SITUATED IN THE CITY OF LORAIN,
COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF
ORIGINAL SHEFFIELD TOWNSHIP LOT 83



LOCATION MAP
NOT TO SCALE

PPN 03-00-083-101-040	= 16.472 AC.
SPLIT PARCEL "A"	= 0.314 AC.
REMAINDER PARCEL "A"	= 16.158 AC.





LEGEND

- ℙ PROPERTY LINE
- ℄ CENTERLINE
- R/W RIGHT-OF-WAY
- C.I.P.F. BRONZE CAPPED IRON PIN FOUND
- M.B. MONUMENT BOX FOUND
- ● I.P.S. BRONZE CAPPED IRON PIN SET, "PROP CORNER, PS 8243"
- F FOUND
- U USED
- C CALCULATED
- D DEED
- R RECORD
- M MEASURED

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTER LINE OF EAST 28TH STREET AS DEFINED BY FOUND MONUMENTS AT GROVE AVENUE AND AT WOOD AVENUE IN ACCORDANCE TO SHEFFIELD LAND & IMPROVEMENT COMPANY SUBDIVISION NO. 4 AS RECORDED IN VOLUME 6, PAGE 3 OF THE LORAIN COUNTY PLAT RECORDS.

REFERENCES

R1 – ALTA/ACSM LAND TITLE SURVEY OF RTI – DATED MAY, 2003
R2 – PLAT OF SURVEY, SPLIT & EASEMENTS FOR LAKE TERMINAL RR CO. – DATED OCTOBER, 2004
R3 – LORAIN COUNTY TAX MAP

APPROVALS

THIS PLAT APPROVED BY THE CITY OF LORAIN PLANNING DIRECTOR THIS ____ DAY OF _____ 20__.

PLANNING DIRECTOR

THIS PLAT APPROVED AND ACCEPTED BY THE CITY OF LORAIN PLATTING COMMISSIONER THIS ____ DAY OF _____ 20__.

PLATTING COMMISSIONER

THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, DOES HEREBY ACCEPT AND ASSENT TO THIS LOT SPLIT OF THE SAME.

LAKE TERMINAL RR CO
BY: _____
TITLE: General Manager

COUNTY OF LORAIN
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SAID OFFICIAL OF LAKE TERMINAL RR CO, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER, DID WITNESS THEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

6-6-12

APPROVED
AS TO DESCRIPTION ONLY
Date 5/31/12
City of Lorain
Per _____
Engineering Dept.

SURVEYOR'S CERTIFICATE

THIS MAP AND THE SURVEY ON WHICH IT IS BASED IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION. ALL DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE TO INDICATE ANGLES ONLY. ALL PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I BELIEVE TO BE CORRECT.

BY: _____
CHRISTOPHER J TOMKO P.S.
PROFESSIONAL SURVEYOR NO. 8243
DATE OF SURVEY: MARCH 2012

STATE OF OHIO
CHRISTOPHER JOHN TOMKO
S-8243
REGISTERED
PROFESSIONAL SURVEYOR

NO	DATE	DESCRIPTION	BY
0	4/11/12	ORIGINAL ISSUE	PRP

REVISIONS

REFERENCE DRAWINGS

RB WARNER SURVEYORS, INC.
LA OFFICE PLAZA II · SUITE 200
25777 DETROIT ROAD
WESTLAKE, OHIO 44145
TELEPHONE (440) 835-9400

JOB NUMBER 09712

DSN BY XXX
DR BY PRP
CHK BY CJT
DATE 4/3/12
SCALE AS NOTED

LOT SPLIT PLAT
SITUATED IN THE CITY OF LORAIN,
COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF
ORIGINAL SHEFFIELD TOWNSHIP LOT 83

PREPARED FOR
USS REAL ESTATE
A DIVISION OF UNITED STATES STEEL CORPORATION

DRAWING NUMBER
1/1