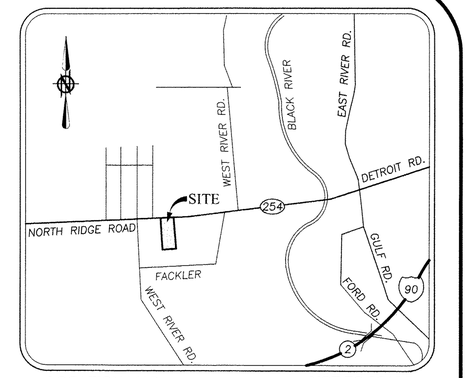
LOT SPLIT SURVEY

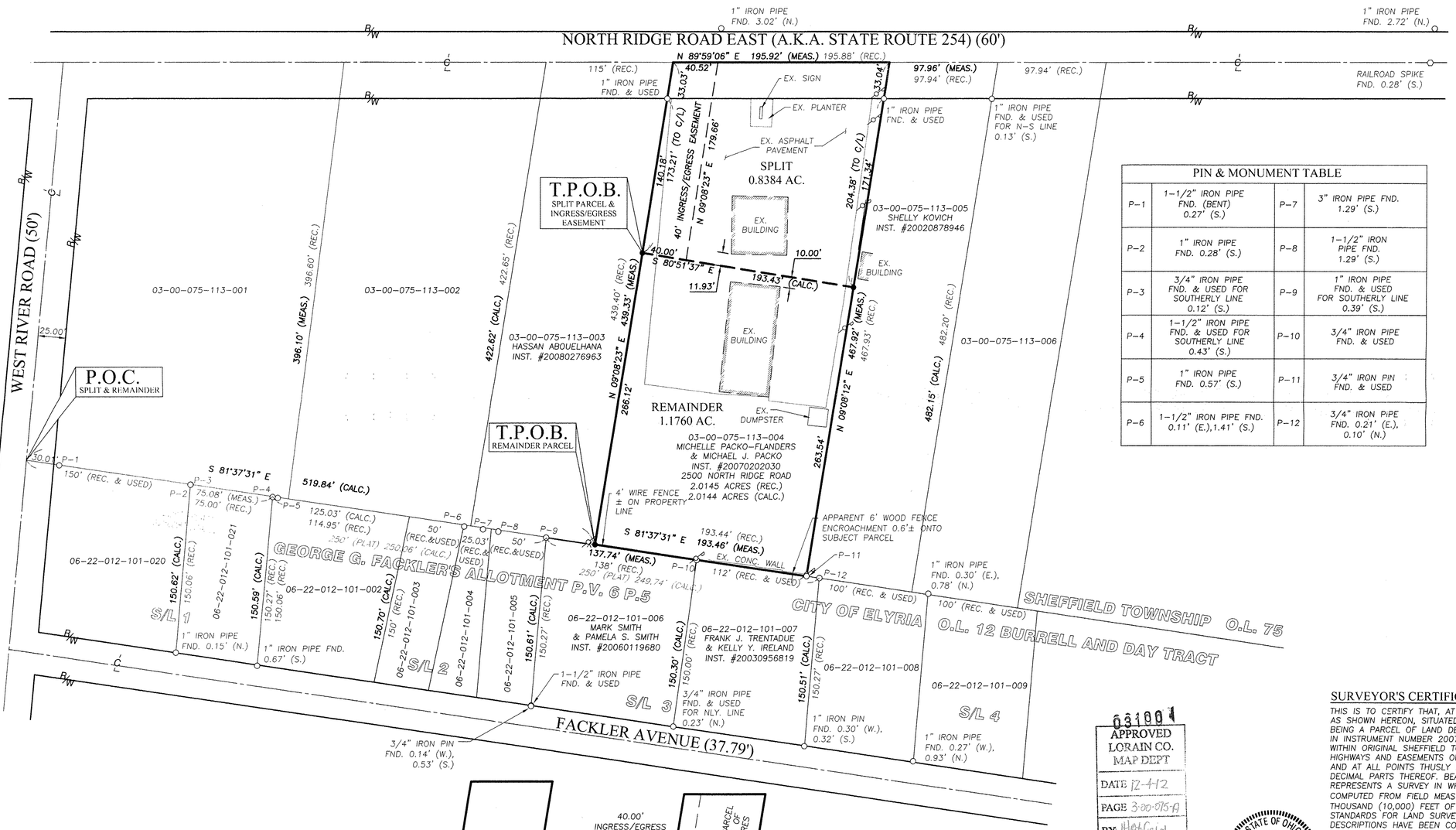
for

MICHELLE PACKO-FLANDERS & MICHAEL J. PACKO

SITUATED IN THE TOWNSHIP OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 75



LOCATION MAP — NOT TO SCALE



PIN & MONUMENT TABLE			
P-1	1-1/2" IRON PIPE FND. (BENT) 0.27' (S.)	P-7	3" IRON PIPE FND. 1.29' (S.)
P-2	1" IRON PIPE FND. 0.28' (S.)	P-8	1-1/2" IRON PIPE FND. 1.29' (S.)
P-3	3/4" IRON PIPE FND. & USED FOR SOUTHERLY LINE 0.12' (S.)	P-9	1" IRON PIPE FND. & USED FOR SOUTHERLY LINE 0.39' (S.)
P-4	1-1/2" IRON PIPE FND. & USED FOR SOUTHERLY LINE 0.43' (S.)	P-10	3/4" IRON PIPE FND. & USED
P-5	1" IRON PIPE FND. 0.57' (S.)	P-11	3/4" IRON PIN FND. & USED
P-6	1-1/2" IRON PIPE FND. 0.11' (E.),1.41' (S.)	P-12	3/4" IRON PIPE FND. 0.21' (E.), 0.10' (N.)

LEGEND OF SYMBOLS

○	IRON PIN/PIPE FOUND AS INDICATED
●	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
℄	CENTERLINE
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY LINE
(R) (REC.)	RECORD INFORMATION
(M) (MEAS.)	MEASURED INFORMATION
(C) (CALC.)	CALCULATED INFORMATION
	POWER POLE
(S.)	SOUTHERLY
(N.)	NORTHERLY
(W.)	WESTERLY
(E.)	EASTERLY

GRAPHIC SCALE
0 25 50 100
(IN FEET)
SCALE: 1" = 50'

BASIS OF BEARINGS:

A PORTION OF THE SOUTHERLY LINE OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 75 WHICH WAS ASSUMED TO BE SOUTH 81°37'31" EAST. ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. THESE BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

AS SURVEYED IN NOVEMBER OF 2010

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 TOWNSHIP OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO MICHAEL J. PACKO & MICHELLE PACKO-FLANDERS AS RECORDED IN INSTRUMENT NUMBER 20070202030 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 2.0144 ACRES OF LAND WITHIN ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 75, 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.

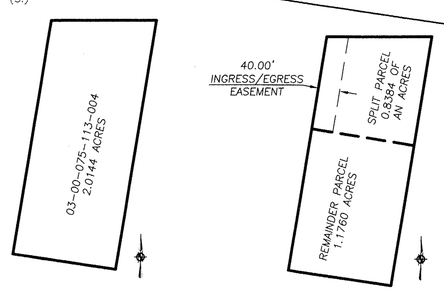
STATE OF OHIO — MICHAEL BRAMHALL S-8073 — REGISTERED PROFESSIONAL SURVEYOR

11/29/10

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

031001
APPROVED
LORAIN CO.
MAP DEPT
DATE 12-4-12
PAGE 3-00-075-A
BY JHatfield
#12-03100

03-00-075-113-012
013
Scan # 47351



PRE-SPLIT PARCEL SUMMARY
– NOT TO SCALE –

POST-SPLIT PARCEL SUMMARY
– NOT TO SCALE –

REVISION	DATE:	BY:	DESCRIPTION:
	11-10-2010	MCB	ISSUE TO CLIENT FOR SPLIT APPROVAL

DRAWN BY: AMK
CHECKED BY: MCB

BRAMHALL
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SHEET 1 OF 1

JOB NO. 10-3023