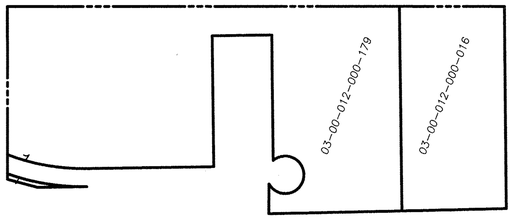
LOT-SPLIT SURVEY

for

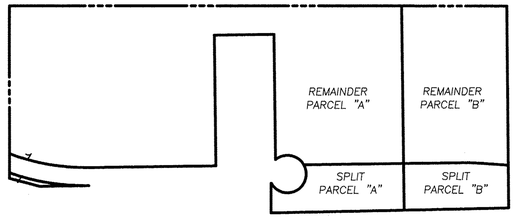
VILLAGE OF SHEFFIELD

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 12.



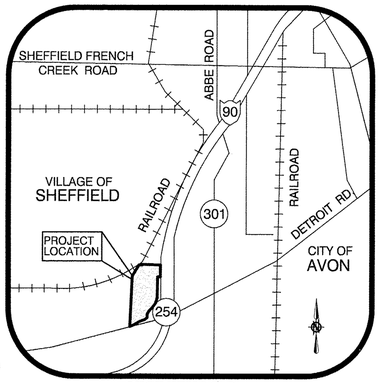
PRE-SPLIT PARCEL SUMMARY

– NOT TO SCALE –



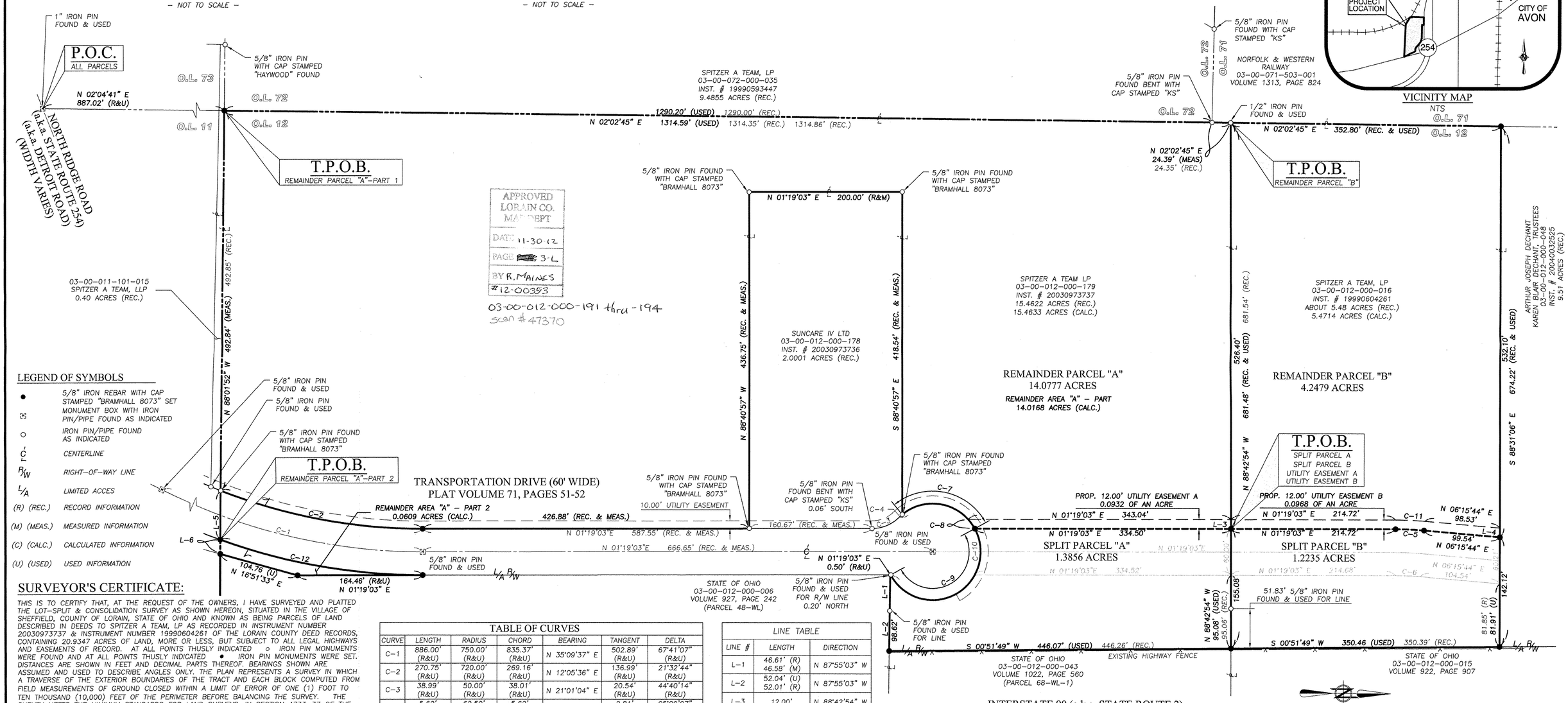
POST-SPLIT PARCEL SUMMARY

– NOT TO SCALE –



VICINITY MAP

NTS



LEGEND OF SYMBOLS

- ● 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- ○ IRON PIN/PIPE FOUND AS INDICATED
- ℄ CENTERLINE
- R/W RIGHT-OF-WAY LINE
- L/A LIMITED ACCES
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT-SPLIT & CONSOLIDATION SURVEY AS SHOWN HEREON, SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO SPITZER A TEAM, LP AS RECORDED IN INSTRUMENT NUMBER 20030973737 & INSTRUMENT NUMBER 19990604261 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 20.9347 ACRES OF LAND, 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 RECORD DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

BRENT D. ANDERSON, P.S.
REGISTERED OHIO SURVEYOR No. 8538

BRENT D. ANDERSON S-8538 REGISTERED PROFESSIONAL SURVEYOR

11/05/12
DATE

REVISION	DATE:	BY:	DESCRIPTION:
	11-05-2012	MCB	ISSUE TO CLIENT

TABLE OF CURVES

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	886.00' (R&U)	750.00' (R&U)	835.37' (R&U)	N 35°09'37" E	502.89' (R&U)	67°41'07" (R&U)
C-2	270.75' (R&U)	720.00' (R&U)	269.16' (R&U)	N 12°05'36" E	136.99' (R&U)	21°32'44" (R&U)
C-3	38.99' (R&U)	50.00' (R&U)	38.01' (R&U)	N 21°01'04" E	20.54' (R&U)	44°40'14" (R&U)
C-4	5.62' (R&U)	62.50' (R&U)	5.62' (R&U)	N 40°46'37" W	2.81' (R&U)	05°09'07" (R&U)
C-5	37.11'	430.00'	37.10'	N 03°47'23" E	18.57'	04°56'41"
C-6	31.93'	370.00'	31.92'	N 03°47'23" E	15.98'	04°56'41"
C-7	109.99'	62.50'	96.33'	S 12°12'45" W	75.59'	100°49'37"
C-8	14.77'	62.50'	14.73'	N 55°51'26" E	7.42'	13°32'14"
C-9	196.37'	62.50'	125.00'	N 27°22'03" W	–	180°00'47"
C-10	306.35'	62.50'	79.65'	N 77°46'52" W	51.67'	280°50'24"
C-11	38.15'	442.00'	38.13'	N 03°47'23" E	19.08'	04°56'41"
C-12	270.57'	782.00'	269.22	N 11°15'19" E	136.66'	19°52'31"

LINE TABLE

LINE #	LENGTH	DIRECTION
L-1	46.61' (R) 46.58' (M)	N 87°55'03" W
L-2	52.04' (U) 52.01' (R)	N 87°55'03" W
L-3	12.00'	N 88°42'54" W
L-4	12.04'	S 88°31'06" E
L-5	63.85'	N 88°01'52" W
L-6	18.40'	N 88°01'52" W

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS
- TRANSPORTATION DRIVE DEDICATION PLAT RECORDED IN PLAT VOLUME 71, PAGE 51-52
- TRANSPORTATION DRIVE STREET DEDICATION PLAT No. 2 – KS ASSOCIATES
- CENTERLINE SURVEY PLAT LOR-90-13.01 PLAT VOLUME 24, PAGE 51

INTERSTATE 90 (a.k.a. STATE ROUTE 2)
PLAT VOLUME 24, PAGE 51

GRAPHIC SCALE

0 60 30 120

(IN FEET)

SCALE: 1" = 60'

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF TRANSPORTATION DRIVE WHICH WAS ASSUMED TO BE NORTH 01°19'03" EAST

AS SURVEYED IN SEPTEMBER OF 2012

DRAWN BY: BDA

CHECKED BY: MCB

BRAMHALL
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801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 12-3446