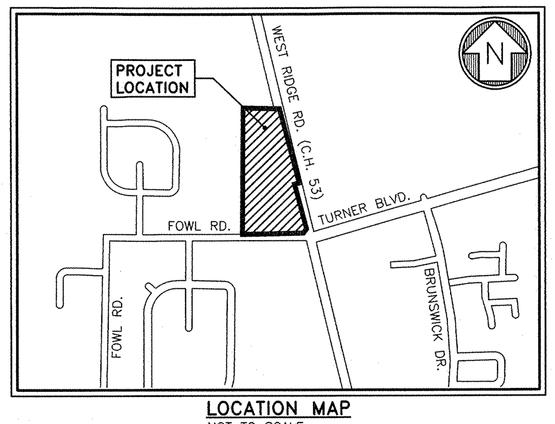
LOT SPLIT PLAT

FOR

PARCEL# 06-24-016-000-088

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ELYRIA TOWNSHIP ORIGINAL LOT NO. 16 WEST OF BLACK RIVER

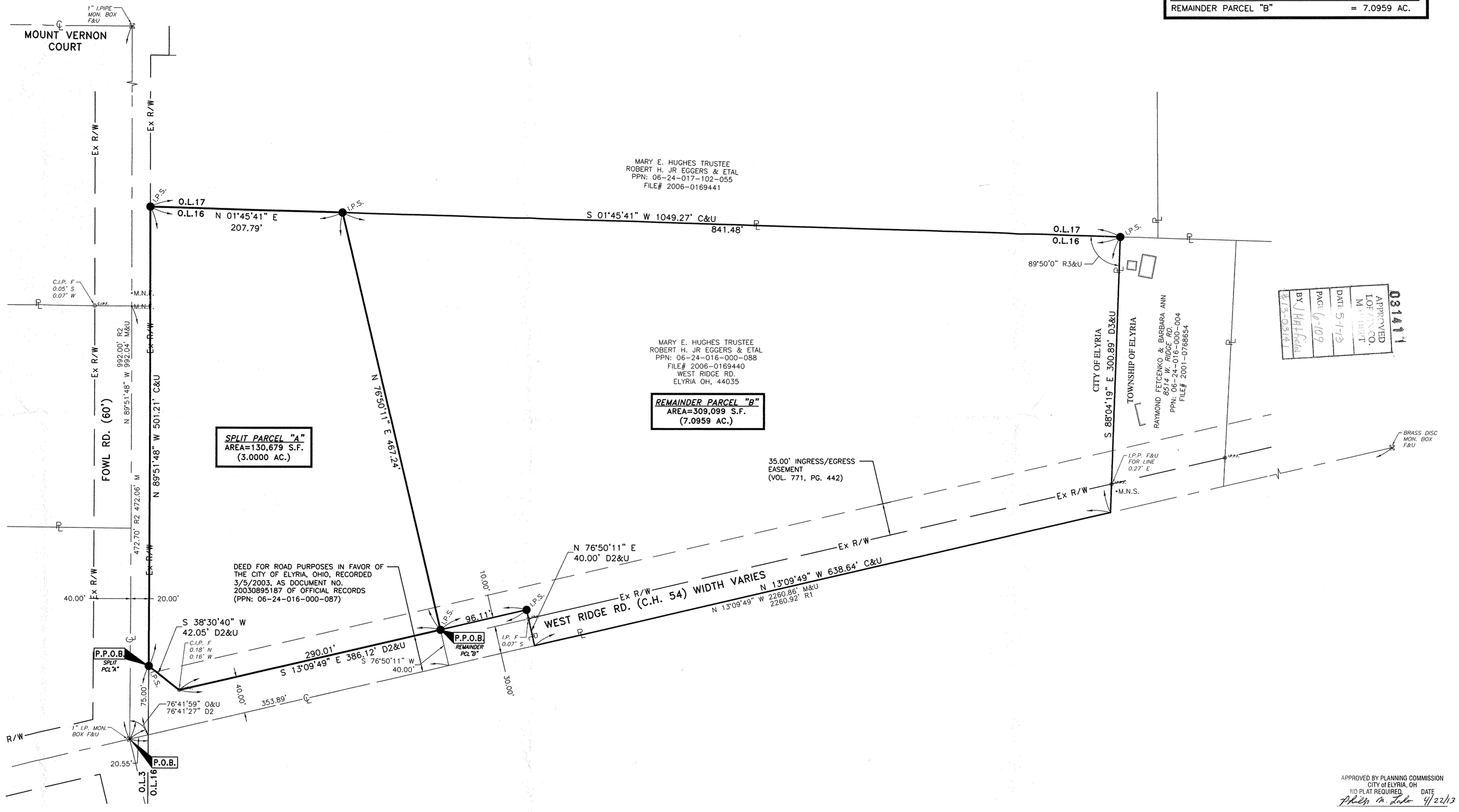
SCALE: 1" = 50'



LOCATION MAP
NOT TO SCALE

SUMMARY

ORIGINAL PPN 06-24-016-000-088	= 10.0959 AC.
- SPLIT PARCEL "A"	= 3.0000 AC.
REMAINDER PARCEL "B"	= 7.0959 AC.



APPROVALS

THIS PLAT APPROVED BY THE CITY OF ELYRIA PLANNING DIRECTOR THIS ____DAY OF_____ 20__.

PLANNING DIRECTOR

THIS PLAT APPROVED AND ACCEPTED BY THE CITY OF ELYRIA 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.

MARY E. HUGHES TRUSTEE
ROBERT H. JR EGGERS & ETAL

BY:_____

TITLE:_____

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 MARY E. HUGHES TRUSTEE ROBERT H. JR EGGERS & ETAL, 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 _____

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS CENTERLINE OF WEST RIDGE ROAD AS DEFINED BY MONUMENTATION SHOWN HEREON.

REFERENCES

R1 – CENTERLINE SURVEY TRAVERSE, DATED SEPTEMBER, 1967
R2 – BOUNDARY AND LOT SPLIT SURVEY, DATED APRIL, 2001
R3 – PLAT OF SURVEY FOR RAYMOND B. FLOCK, DATED JULY, 1955
R4 – LORAIN TAX MAPS
D1 – DEED TO MARY E. HUGHES TRUSTEE ROBERT H. JR EGGERS & ETAL, DATED 09/2006 (FILE# 2006-169439)
D2 – WARRANTY DEED TO CITY OF ELYRIA, DATED 10/2001 (FILE# 2001-895187)
D3 – DEED TO REYMOND & BARBARA FETCENKO, DATED 08/2001 (FILE# 2001-768654)

LEGEND

MON. MONUMENT BOX FOUND
I.P.F. IRON PIN FOUND
C.I.P.F. CAPPED IRON PIN FOUND
I.P.P.F. IRON PIPE FOUND
M.N.F. MAG NAIL FOUND
M.N.S. MAG NAIL SET
I.P.S. CAPPED IRON PIN SET, "PROP CORNER, PS 8243"
PL PROPERTY LINE
℄ CENTERLINE
R/W RIGHT-OF-WAY
F FOUND
O OBSERVED
U USED
M MEASURED
D DEED
R RECORD
C CALCULATED

APPROVED BY PLANNING COMMISSION
CITY of ELYRIA, OH
NO PLAT REQUIRED. DATE
Phillip M. Lake 4/22/13

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: NOVEMBER 2012

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

NO	DATE	DESCRIPTION	BY
0	4/16/13	ORIGINAL ISSUE	PRP

REVISIONS

REFERENCE DRAWINGS

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

JOB NUMBER 46312

DSN BY XXX
DR BY PRP
CHK BY CJT
DATE 04/12/13
SCALE 1" = 50'-0"

LOT SPLIT PLAT
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ELYRIA TOWNSHIP ORIGINAL LOT NO. 16 WEST OF BLACK RIVER

PREPARED FOR:
WESTWIND CONSTRUCTION

DRAWING NUMBER
1/1

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APPROVED
LOT SPLIT NO.
MAP
DATE 5-1-13
PAGE 6-109
BY J Hatcher
13-0314

06-24-016-000-088
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