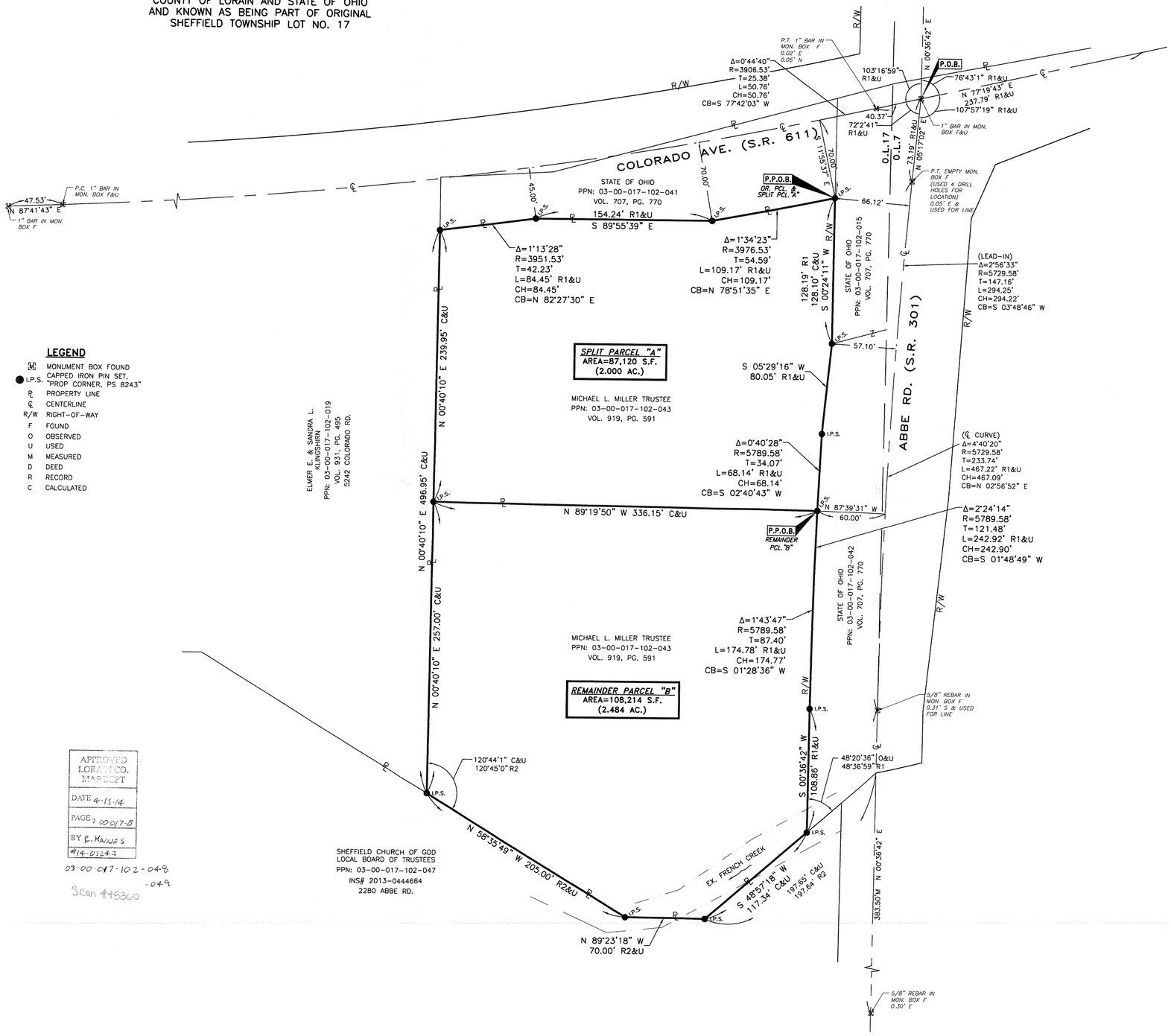
LOT SPLIT PLAT

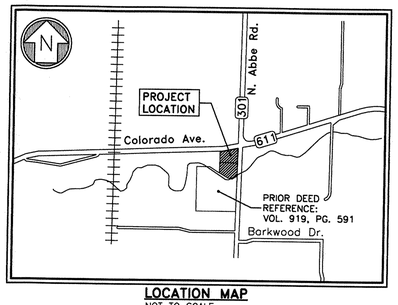
FOR

PARCEL# 03-00-017-102-043

SITUATED IN THE VILAGE OF SHEFFIELD,
COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL
SHEFFIELD TOWNSHIP LOT NO. 17

SCALE: 1" = 40'





LOCATION MAP
NOT TO SCALE

SUMMARY

ORIGINAL PPN 03-00-017-102-043	= 4.484 AC.
-SPLIT PARCEL "A"	= 2.000 AC.
-REMAINDER PARCEL "B"	= 2.484 AC.

LEGEND

- [M] MONUMENT BOX FOUND
- ● 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

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SHEFFIELD FOR RECORDING PURPOSES ONLY THIS 12 DAY OF June 20 14

CLERK OF COMMISSIONS
Village Administrator

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE VILLAGE OF SHEFFIELD FOR RECORDING PURPOSES ONLY THIS_____DAY OF_____20__.

ENGINEER

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

MICHAEL L. MILLER TRUSTEE

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 MICHAEL L. MILLER TRUSTEE, 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 BEARING WAS ESTABLISHED USING ODOT VIRTUAL REFERENCE STATION, OHIO NORTH STATE PLANE COORDINATE (NAD83)

REFERENCES

R1 – STATE OF OHIO DEPARTMENT OF TRANSPORTATION PLANS LOR-611-8.72 (PG.1,13,24)
R2 – BOUNDARY PLAT DATED JAN 24, 1985, MAP NUMBER 16099 OF THE LORAIN COUNTY OHIO RECORDS
R3 – LORAIN TAX MAPS
D1 – DEED VOL. 1359, PG. 812 OF THE LORAIN COUNTY OHIO RECORDS
D2 – DEED VOL. 931, PG 495 OF THE LORAIN COUNTY OHIO RECORDS
D3 – DEED VOL. 919, PG 591 OF THE LORAIN COUNTY OHIO RECORDS

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 JOHN TOMKO

PROFESSIONAL SURVEYOR NO. 8243
DATE OF SURVEY: NOVEMBER, 2013

STATE OF OHIO
CHRISTOPHER JOHN TOMKO
8243
REGISTERED
PROFESSIONAL SURVEYOR

This Deed approved by Sheffield Village as not being in violation of Chapter 711 of the Ohio Revised Code:
SHEFFIELD VILLAGE

APPROVED
LORAIN CO.
MAP DEPT
DATE 4-15-14
PAGE 00-017-B
BY R. MANNES
#14-01243

03-00-017-102-048
-049
Scan #48360

NO	DATE	DESCRIPTION	BY
1	1/9/14	CITY COMMENTS	PRP
0	12/5/13	ORIGINAL ISSUE	PRP

REVISIONS

REFERENCE DRAWINGS

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

JOB NUMBER 52213

DSN BY
DR BY PRP
CHK BY CJT
DATE 11/22/13
SCALE 1" = 40'-0"

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SITUATED IN THE VILAGE OF SHEFFIELD,
COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL
SHEFFIELD TOWNSHIP LOT NO. 17

PREPARED FOR:
EXXEL ENGINEERING INC.

DRAWING NUMBER
1/1

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