

LOT SPLIT SURVEY

OF
PARCEL No. 03-00-020-000-029

SITUATED IN THE
VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO

and Known as being part of Original Sheffield Township Lot Number
20 and being known as Parcel No. 03-00-020-000-029 as conveyed
to B & P Properties, LLC via Inst. No. 2006-0164561

BASIS OF BEARINGS: THE CENTERLINE OF OSTER ROAD (SOUTH 88°27'23" WEST) AS SHOWN ON THE BOUNDARY SURVEY AND PARCEL SPLIT MAP PREPARED BY DAVID ELWELL, P.S. 6333 OF KS ASSOCIATES AND DATED JUNE 6TH, 2006.

PARCEL NO. 03-00-020-000-024
SCHILL PROPERTY MANAGEMENT
O.R.V. 1287, PAGE 320

5/8" IRON PIN
FOUND 0.05' N.
"K.S. & ASSOC."

5/8" IRON PIN
FOUND AND USED
"BOCK & CLARK"

S 88°58'47" W 1442.60'(R)

5/8" IRON PIN
FOUND 0.05' S.
"K.S. & ASSOC."

N 88°58'47" E
126.53'(C)

N 88°58'47" E 508.30'(C)

402.49'(M), 402.55'(R)

405.30'

PARCEL NO. 03-00-020-000-029
B & P PROPERTIES, LLC
INST. NO. 2006-0164561

REMAINDER PARCEL
300,362 S.F. OR 6.8954 ACRES
13,346 S.F. OR 0.3064 ACRES
WITHIN R/W

PARCEL NO. 03-00-020-000-021
B & P PROPERTIES, LLC
INST. NO. 2010-0333042

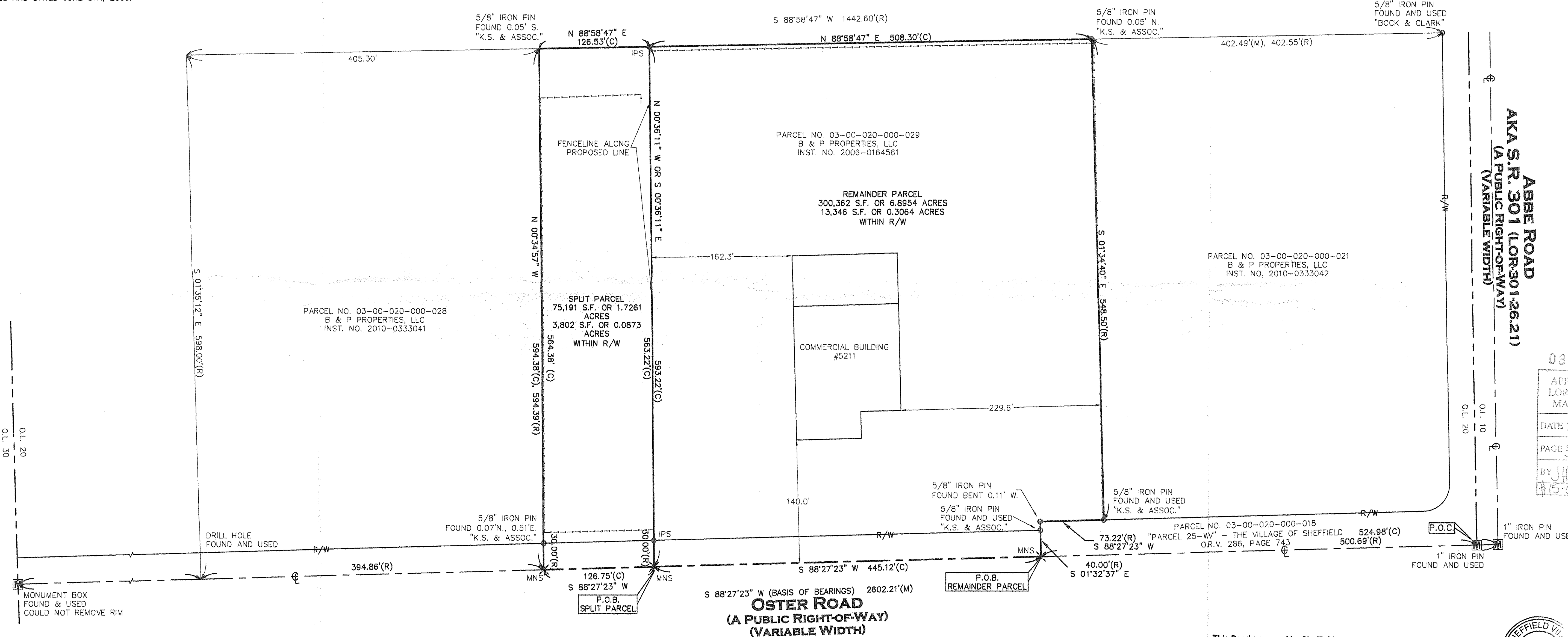
PARCEL NO. 03-00-020-000-028
B & P PROPERTIES, LLC
INST. NO. 2010-0333041

SPLIT PARCEL
75,191 S.F. OR 1.7261 ACRES
3,802 S.F. OR 0.0873 ACRES
WITHIN R/W

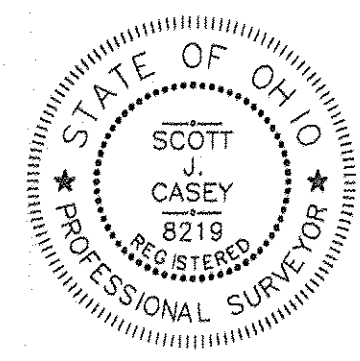
COMMERCIAL BUILDING
#5211

AKA S.R. 301 (LOR-301-26.21)
(A PUBLIC RIGHT-OF-WAY)
(VARIABLE WIDTH)

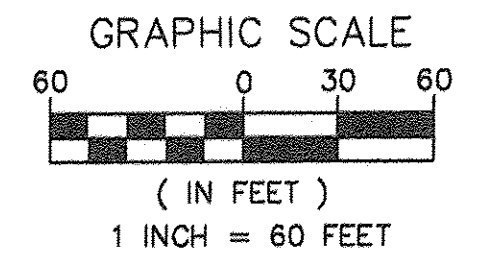
03414
APPROVED
LORAIN CO.
MAP DEPT.
DATE 8-28-15
PAGE 300-029-A
BY J Hatfield
#15-03414



SURVEYOR'S CERTIFICATION:
TO B & P PROPERTIES, LLC:
I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON JUNE 23RD OF 2015. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.
IT IS A SURVEY OF THE LAND CONVEYED TO B & P PROPERTIES, LLC BY DEED RECORDED IN INSTRUMENT NUMBER 2006-0164561.
THIS SURVEY SUBJECT TO ANY TITLE REPORT THAT MAY DISCLOSE OR AFFECT THE LAND SHOWN HEREON.
SCOTT J. CASEY, P.E. 8219 FOR CASEY PROFESSIONAL SERVICES, LLC
7/11/2015



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



LEGEND	
☐	MONUMENT BOX FOUND
○	IRON PIN OR PIPE FOUND
●	5/8" X 30" IRON PIN SET & CAPPED "CASEY PS 8219"
+	MAG NAIL SET
⊕	PK NAIL FOUND
⊙	CENTERLINE
—	CENTERLINE PROPERTY LINE
—+—	RIGHT-OF-WAY LINE
— —	WOOD FENCE LINE
—X—X—	CHAIN LINK FENCE
AFN	AUDITOR'S FILE NUMBER
B/C	BACK OF CURB
(C)	CALCULATED
L.C.R.	LORAIN COUNTY RECORDS
ENCR.	ENCROACHES
E (M)	EAST MEASURED
N	NORTH
O.L.	ORIGINAL LOT
O.R.V.	OFFICIAL RECORDS VOLUME
PPN	PERMANENT PARCEL NUMBER
PLAT	FILED OR RECORDED PAGE
P.C.	RIGHT-OF-WAY RECORD
R/W	SOUTH
(R)	VOLUME
S	WEST
VOL.	
W	

Casey Professional Services, LLC
159 Holmden Avenue, Cleveland, OH 44109
216-781-4644 office & fax 216-299-9555 mobile
www.caseyps.com

SCALE: 1"=60'	JOB NO. 15062
DRAWN BY: JBC	
FIELD WORK DATE: 6/23/2015	
REVISIONS: 7/11/2015 - City Comments	