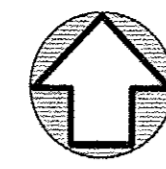


# LOT SPLIT SURVEY

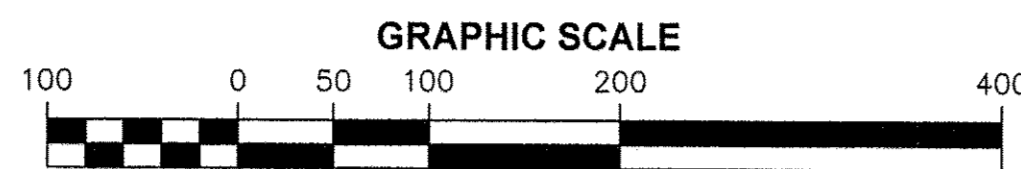
of  
P.P.N. 19-06-115-000-003

for  
JAMES F. WALTER and SALLY E. WALTER

SITUATED IN THE TOWNSHIP OF PENFIELD,  
COUNTY OF LORAIN, AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL  
LOT NO. 115, TRACT 6 OF SAID TOWNSHIP.



NORTH



(IN FEET)  
1 INCH = 100 FT.  
DECEMBER 7, 2015

### BASIS OF BEARINGS:

THE VALUE OF NORTH 00° 00' 00" EAST ASSIGNED TO THE CENTERLINE OF NICKEL-PLATE DIAGONAL ROAD AS SHOWN IN DEED RECORDED IN INSTRUMENT NO. 19990604771 OF LORAIN COUNTY RECORDS, RETRACED BETWEEN MONUMENTS AS ILLUSTRATED.

LEGEND:	
○	IRON PIN FOUND
⊗	IRON PIPE FOUND
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)
■	IRON PIN MONUMENT FOUND & USED

### APPROVALS:

THIS PLAT IS HEREBY APPROVED BY THE ZONING INSPECTOR  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_\_

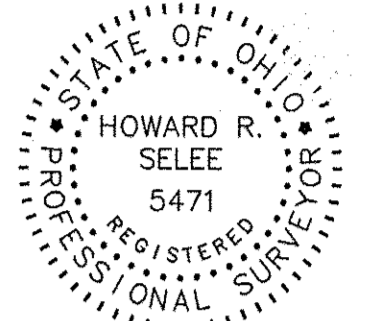
RICHARD DONAHUE, PENFIELD TWP. ZONING INSPECTOR

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, SITUATED IN THE TOWNSHIP OF PENFIELD, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN DEED TO JAMES F. WALTER AND SALLY E. WALTER, TRUSTEES, AS RECORDED IN INSTRUMENT NO. 19990604771 OF LORAIN COUNTY RECORDS, CONTAINING A TOTAL OF 32.01 ACRES OF LAND IN ORIGINAL LOT NO. 115, TRACT NO. 6 OF SAID TOWNSHIP, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH PARCEL 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.



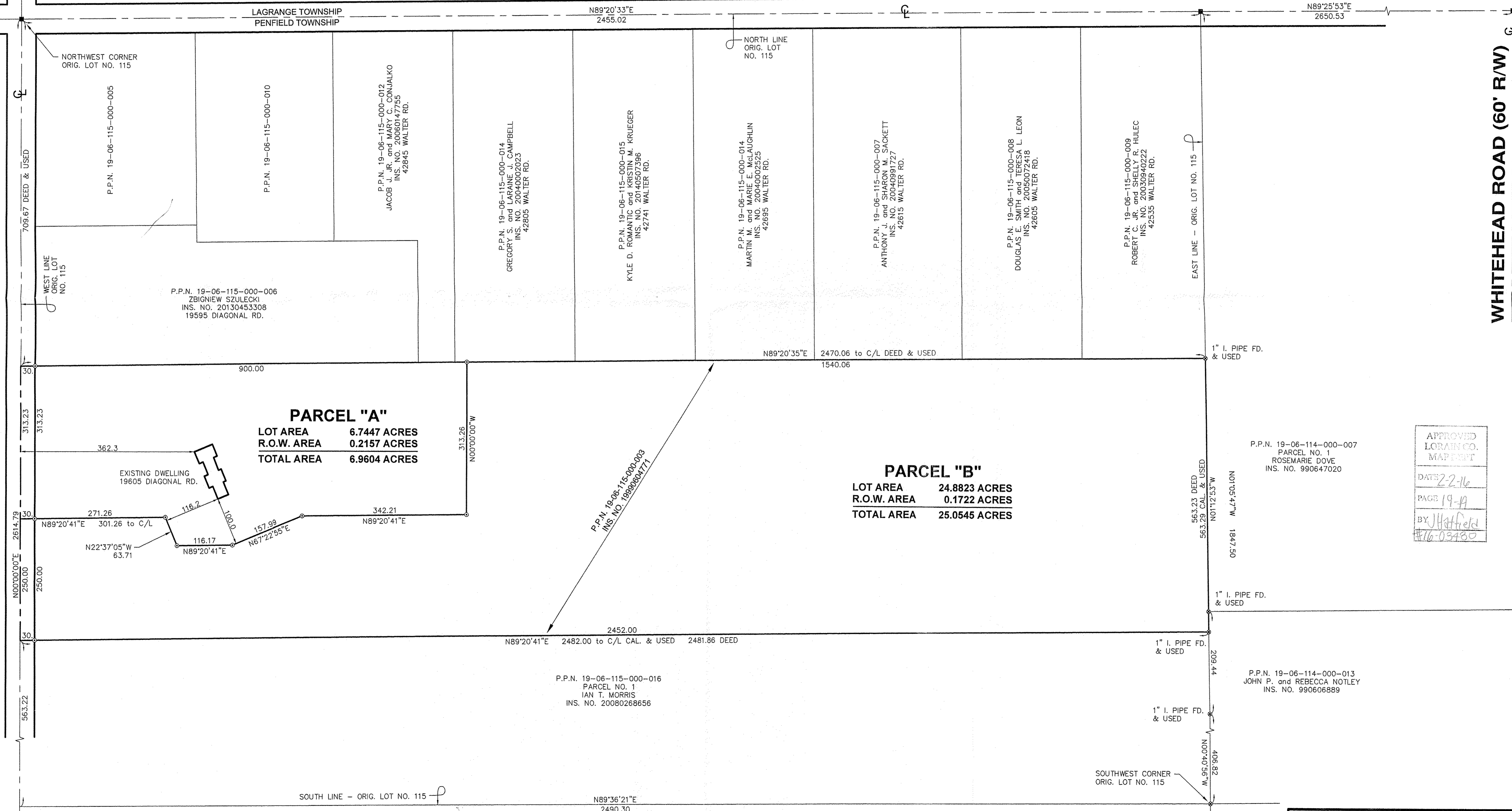
*Howard R. Selee*  
SELEE, REGISTERED SURVEYOR #5471  
DATE: 2/05/2016



## WEBSTER ROAD (60' R/W)

## NICKEL-PLATE DIAGONAL ROAD (60' R/W)

## WHITEHEAD ROAD (60' R/W)



APPROVED  
LORAIN CO. MAP REPT  
DATE 2-2-16  
PAGE 19-A  
BY H. Hatfield  
1/16-03480