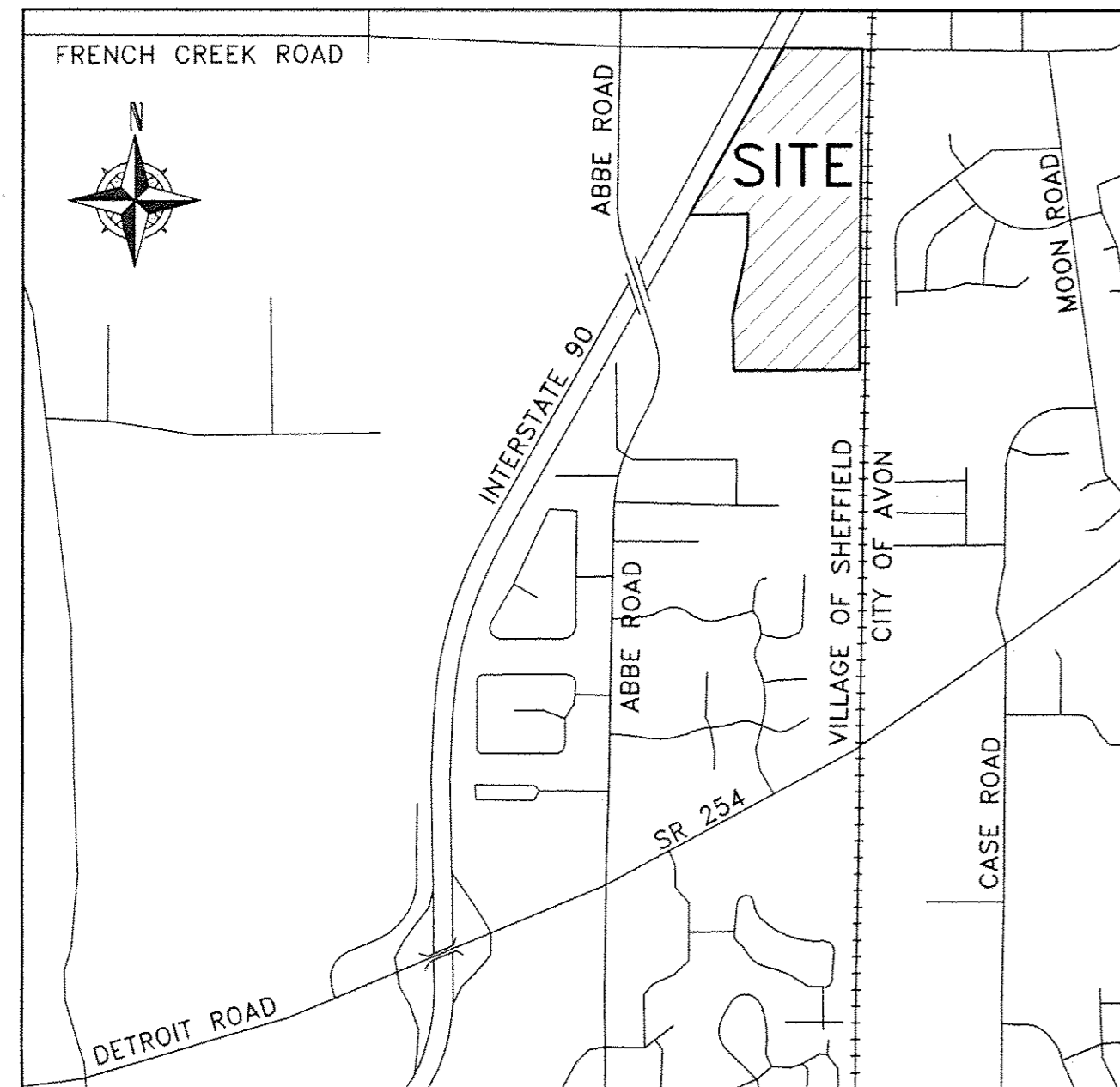


# LOT-SPLIT SURVEY

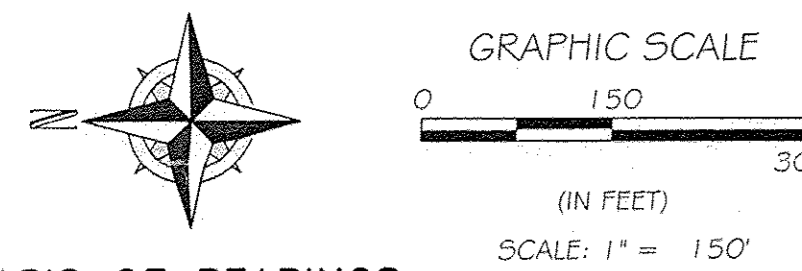
FOR

SHENCON CONSTRUCTION

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBERS 04 & 05.



VICINITY MAP  
-NOT TO SCALE-



### BASIS OF BEARINGS

BASIS OF BEARING IS A PORTION OF THE CENTERLINE OF FRENCH CREEK ROAD WHICH IS ASSUMED TO BE NORTH 89°56'53" WEST. BEARINGS ARE ASSUMED AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

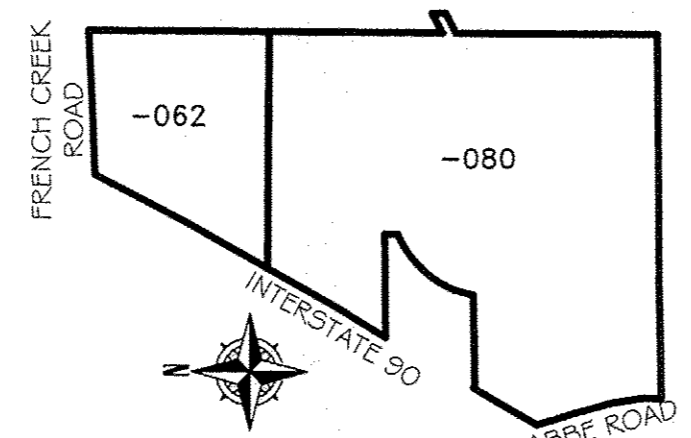
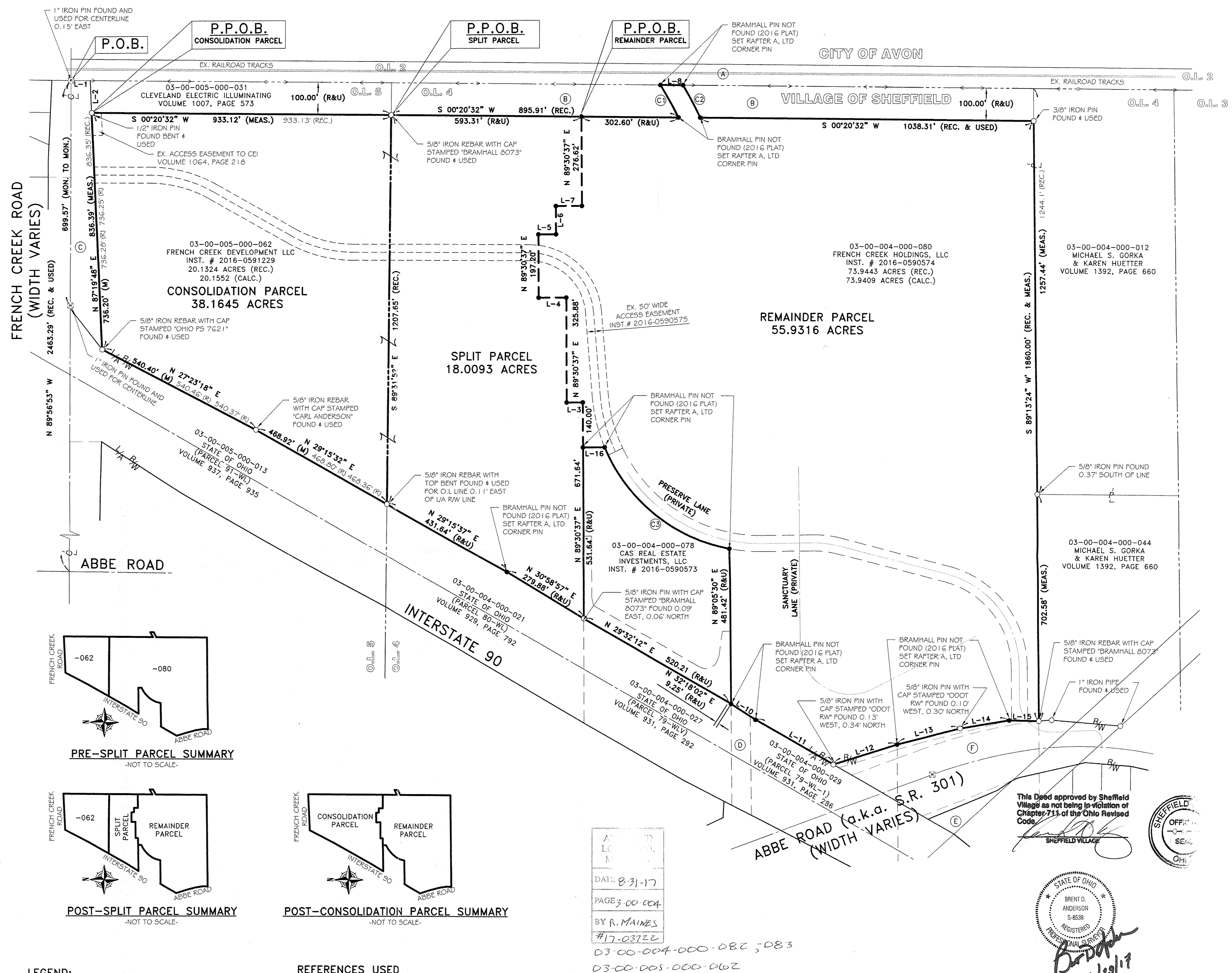
THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JUNE OF 2017.

### LINE REFERENCE TABLE

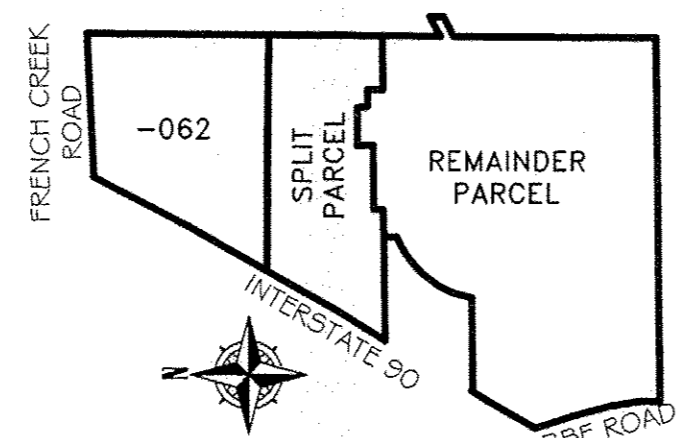
LINE	BEARING	LENGTH	REMARKS
L-1	S 00°20'32" W	60.00' (R&U)	
L-2	N 87°19'48" E	100.14' (R&U)	
L-3	N 00°29'23" W	50.00'	
L-4	N 00°29'23" W	85.90'	
L-5	N 00°29'23" W	55.00'	
L-6	N 89°30'37" E	87.83'	
L-7	N 00°29'23" W	80.90'	
L-8	N 00°20'32" E	70.24' (R&U) 70.21' (REC.)	
L-10	N 32°18'02" E	91.14' (R&U)	
L-11	N 29°29'43" E	280.32' (R&U)	
L-12	S 17°45'11" E	208.29' (R&U)	
L-13	S 14°45'11" E	202.02' (R&U)	
L-14	S 09°30'26" E	154.60' (R&U)	
L-15	S 00°55'58" W	92.31' (USED) 92.47' (REC.)	
L-16	N 00°29'23" W	67.69' (R&U)	

①	L=115.16' R=1396.70' CH=115.12' N 60°38'30" E Δ=04°43'26" T=57.61'
②	L=113.67' R=1456.70' CH=113.64' S 61°58'54" W Δ=04°28'15" T=56.86'
③	L=520.35' R=525.00' CH=499.32' N 38°42'23" E Δ=56°47'20" T=283.80'

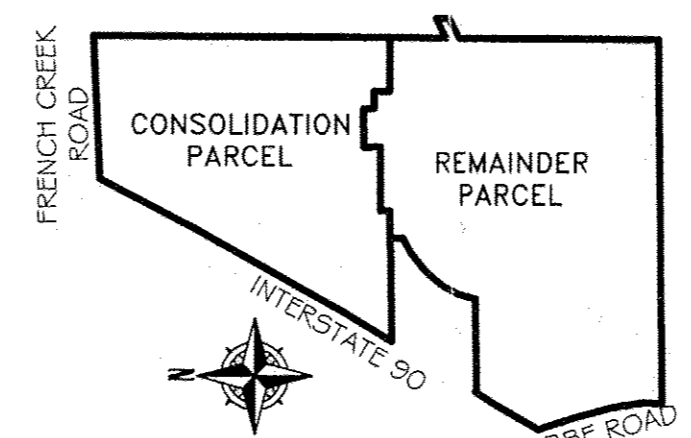
(A)	04-00-002-500-001 PENNSYLVANIA LINES, LLC INST. # 2002-0851798
(B)	03-00-004-000-070 CLEVELAND ELECTRIC ILLUMINATING VOLUME 1043, PAGE 871
(C)	03-00-005-000-012 STATE OF OHIO (PARCEL 91-WD-1) VOLUME 937, PAGE 933
(D)	03-00-004-000-045 STATE OF OHIO (PARCEL 78-WL) VOLUME 983, PAGE 266
(E)	03-00-004-000-081 FRENCH CREEK HOLDINGS, LLC INST. # 2016-0590574 0.2210 OF AN ACRE (REC.)
(F)	STATE OF OHIO ABBE ROAD PARCELS 03-00-004-000-018; -030;-034;-036; -074;-075;-076 PARCEL 79-WD VOLUME 931, PAGE 294 PARCEL 79-WD-3 VOLUME 952, PAGE 379 PARCEL 76-WD VOLUME 927, PAGE 133 PARCEL 76-WD-1 VOLUME 954, PAGE 734 PARCEL 12-WD-1 INST. # 2011-0381613 PARCEL 12-WD-2 INST. # 2011-0381613 PARCEL 12-WD-3 INST. # 2011-0381613



PRE-SPLIT PARCEL SUMMARY  
-NOT TO SCALE-



POST-SPLIT PARCEL SUMMARY  
-NOT TO SCALE-



POST-CONSOLIDATION PARCEL SUMMARY  
-NOT TO SCALE-

### LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH YELLOW CAP STAMPED "FREDRICKSON S-8285"
- ⊞ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- RAILROAD SPIKE FOUND AS NOTED
- M.S. MAGNETIC NAIL/SPIKE SET

### REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- PLAT OF SURVEY PREPARED BY AMY M. KELLY, PS 8469 OF BRAMHALL ENGINEERING & SURVEYING CO., INC. ON JANUARY 26, 2016.
- PLAT OF SURVEY PREPARED BY AMY M. KELLY, PS 8469 OF BRAMHALL ENGINEERING & SURVEYING CO., INC. ON JUNE 3, 2016.
- PLAT OF SURVEY PREPARED BY CARL R. ANDERSON, PS 6582 OF HAYWOOD CIVIL ENGINEERING & LAND SURVEYING FOR AGNES JUNGBLUTH ON MAY 9, 2003.
- PLAT OF SURVEY PREPARED BY JAMES A. RESAR, PS 6361 OF J.A.R. ENGINEERING & SURVEYING, INC. FOR JOHN C. KRYSOWSKI ON MAY 19, 2003.
- RIGHT OF WAY PLAN LOR-301-23.45 PREPARED BY MICHAEL JAMES WARE PS 8054 ON FEBRUARY 9, 2010.
- RIGHT OF WAY PLAN LOR-90-17.21 LOR-90-13.01 (RW) SHEETS 6 & 16-17 PREPARED BY MEREDITH P. LICHTENWALTER PS 4162 IN 1964. CENTERLINE RECORDED IN PLAT BOOK 24, PAGE 75 OF THE LORAIN COUNTY PLAT RECORDS

REV.	BY	DATE	DESCRIPTION
1	BDA	06-29-2017	ISSUE TO CLIENT

### LOT-SPLIT SURVEY

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT Nos. 4 & 5

SHENCON CONSTRUCTION  
P.O. BOX 2475  
SANDUSKY, OHIO 44870-2475

**RAFTER A., LTD**  
LAND SURVEYING & ENGINEERING

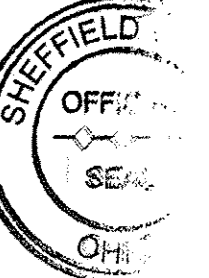
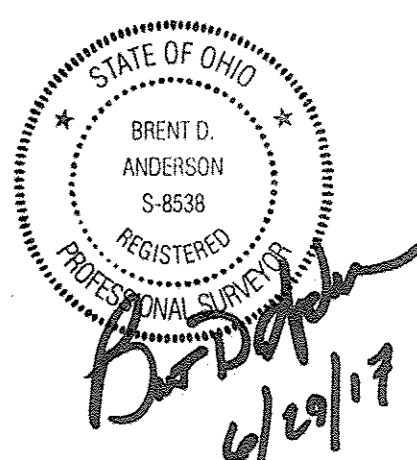
Office: 440-458-6294  
Fax: 440-458-4483  
www.RafterA.com

10980 LaGrange Road  
Elyria, Ohio 44035

DRAWN BY: BDA  
JOB No: 1773C-17

CHECKED BY: RAF  
SHEET 1 of 1

This deed approved by Sheffield Village as not being in violation of Chapter 711 of the Ohio Revised Code.



DATE: 8-31-17  
PAGE: 3 OF 004  
BY: R. MAINES  
#17-03722  
03-00-004-000-081 ; 083  
03-00-005-000-062