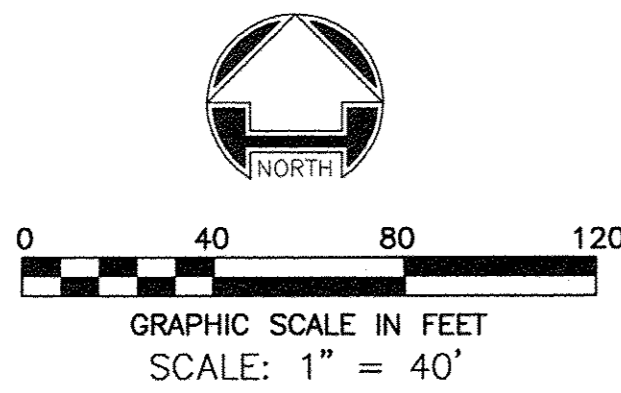
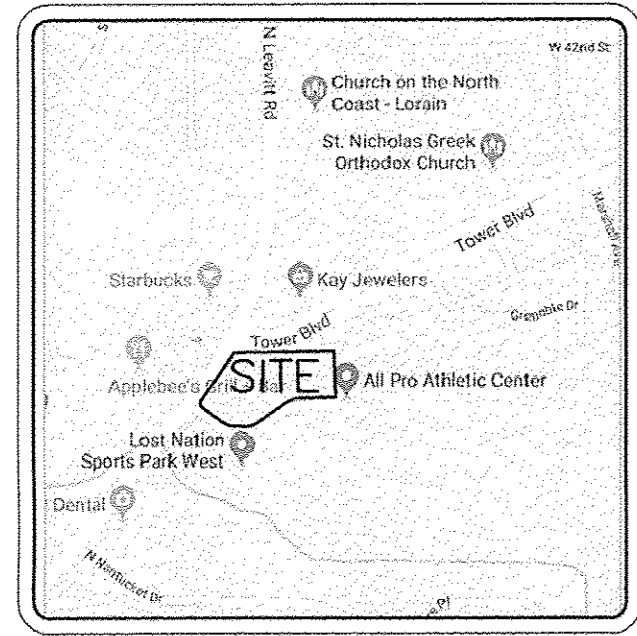
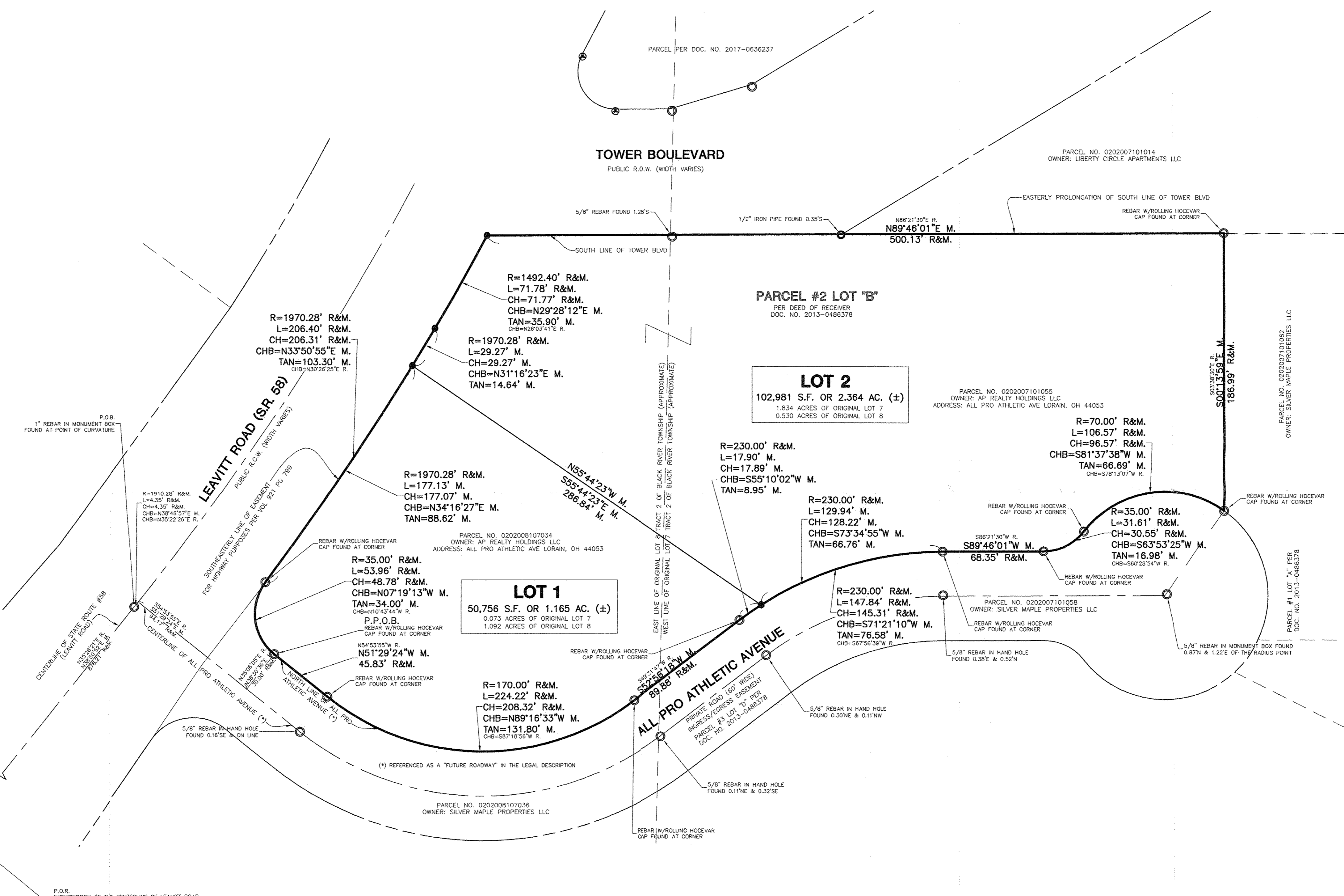


PLAT OF SURVEY
LOT SPLIT OF LANDS OWNED BY
AP REALTY HOLDINGS LLC
 BEING PART OF ORIGINAL LOTS 7 AND 8 TRACT 2 OF BLACK RIVER TOWNSHIP
 CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO



SITE MAP
NOT TO SCALE

- LEGEND:**
- SURVEYED BOUNDARY
 - - - - - LOT/PARCEL LINE
 - - - - - RIGHT OF WAY LINE
 - - - - - PROPOSED LOT LINE
 - - - - - CENTER LINE
- SET R.R. SPIKE/NAIL IN ASPHALT OR 24" IRON PIN W/WOOLPERT CAP IN SOIL OR CUT CROSS IN CONCRETE
 - REBAR FOUND
 - P.O.R. POINT OF REFERENCE
 - P.O.B. POINT OF BEGINNING
 - P.P.O.B. PRINCIPAL PLACE OF BEGINNING
 - R.O.W. RIGHT-OF-WAY



APPROVED
 LORAIN CO. MAPS
 DATE 1-7-20
 PAGE 2 OF 008
 BY R. MAINES
 # 20-04076

02-02-007-101-064, -065
 02-02-008-107-075, -076

- NOTES:**
- "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING.
 - THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES IN FEET AND DECIMAL PARTS THEREOF. IN ORDER TO CALCULATE A GROUND DISTANCE, GRID DISTANCE SHALL BE MULTIPLIED BY 1.000065.
 - NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
 - PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED. PROPERTY CORNERS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED "WOOLPERT", MAG NAILS OR CROSSES CUT IN CONCRETE.
 - THE PARCEL DESCRIBED ON THIS SURVEY FORMS A MATHEMATICALLY CLOSED FIGURE. WITHIN THE STATE OF OHIO STANDARDS FOR BOUNDARY SURVEYS, LINES OF OCCUPATION (WHERE EXISTING) GENERALLY AGREE WITH PROPERTY LINES.
 - THE ORIGINAL OF THIS DRAWING IS SIGNED IN BLUE INK. SIGNATURE COLORS OTHER THAN BLUE ARE NOT ORIGINAL AND THE DRAWING CANNOT BE GUARANTEED TO BE UNCHANGED FROM THE ORIGINAL SURVEY.
 - OWNERSHIP INFORMATION, ADDRESSES AND PARCEL NUMBERS ARE SHOWN PER THE LORAIN COUNTY GIS WEBSITE.
 - THE FIELDWORK WAS COMPLETED ON FEBRUARY 17, 2019.

REFERENCES:

WILLIAMSBURG HEIGHTS SUBDIVISION NO. 2 - VOL. 24 PG. 65
 ST. JAMES RESERVE SUBDIVISION NO. 1 - VOL. 56 PGS. 27, 28
 TOWER BOULEVARD DEDICATION PLAT - VOL. 25 PG. 61
 LOT SPLIT MAP #05-02032 PREPARED BY HOFFMAN-METZKER, INC. APPROVED 11/07/05
 PLAT OF SURVEY PREPARED BY ROLLING & HOCEVAR, INC. APPROVED 07/13/18

AREA SCHEDULE:
 153,737 S.F. OR 3.529 ACRES (MORE OR LESS)

APPROVED BY THE LORAIN CITY PLANNING COMMISSION. NO PLAT REQUIRED.
 6-10-19
 SECRETARY LORAIN CITY PLANNING COMMISSION

APPROVED AS TO DESCRIPTION ONLY
 Date: June 10 2019
 City of Lorain
 Per: Doug K. Hard, P.E.
 Engineering Dept.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS LOT SPLIT PLAT AND THE SURVEY ON WHICH IT IS BASED ARE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

Darius D. Hensley
 DARIUS D. HENSLEY, P.S.
 OHIO REGISTERED SURVEYOR NO. 7916
 LICENSE EXPIRES 12/31/19
 DATE: June 10 2019
 WOOLPERT, INC.

PROJECT No.	DATE	REVISION
79624	04/02/19	
	SCALE AS SHOWN	
	DES. SRK	REVISED PER COMMENTS
	DR. PTK	REVISED PER COMMENTS
	CKD. DDH	BOUNDARY REVISED

LEAVITT ROAD, LORAIN, OH
 A PART OF ORIGINAL LOTS 7 AND 8
 TRACT 2 OF BLACK RIVER TOWNSHIP, CITY OF LORAIN,
 COUNTY OF LORAIN, STATE OF OHIO

PLAT OF SURVEY

SHEET NO.
1 of 1

G:\GS\Projects\Various\79624 - Leavitt Rd Lorain OH\Drawings\79624 - Lot Split Plat-R3.dwg, Plotted: May 23, 2019 - 3:42pm