

# PLAT OF SURVEY

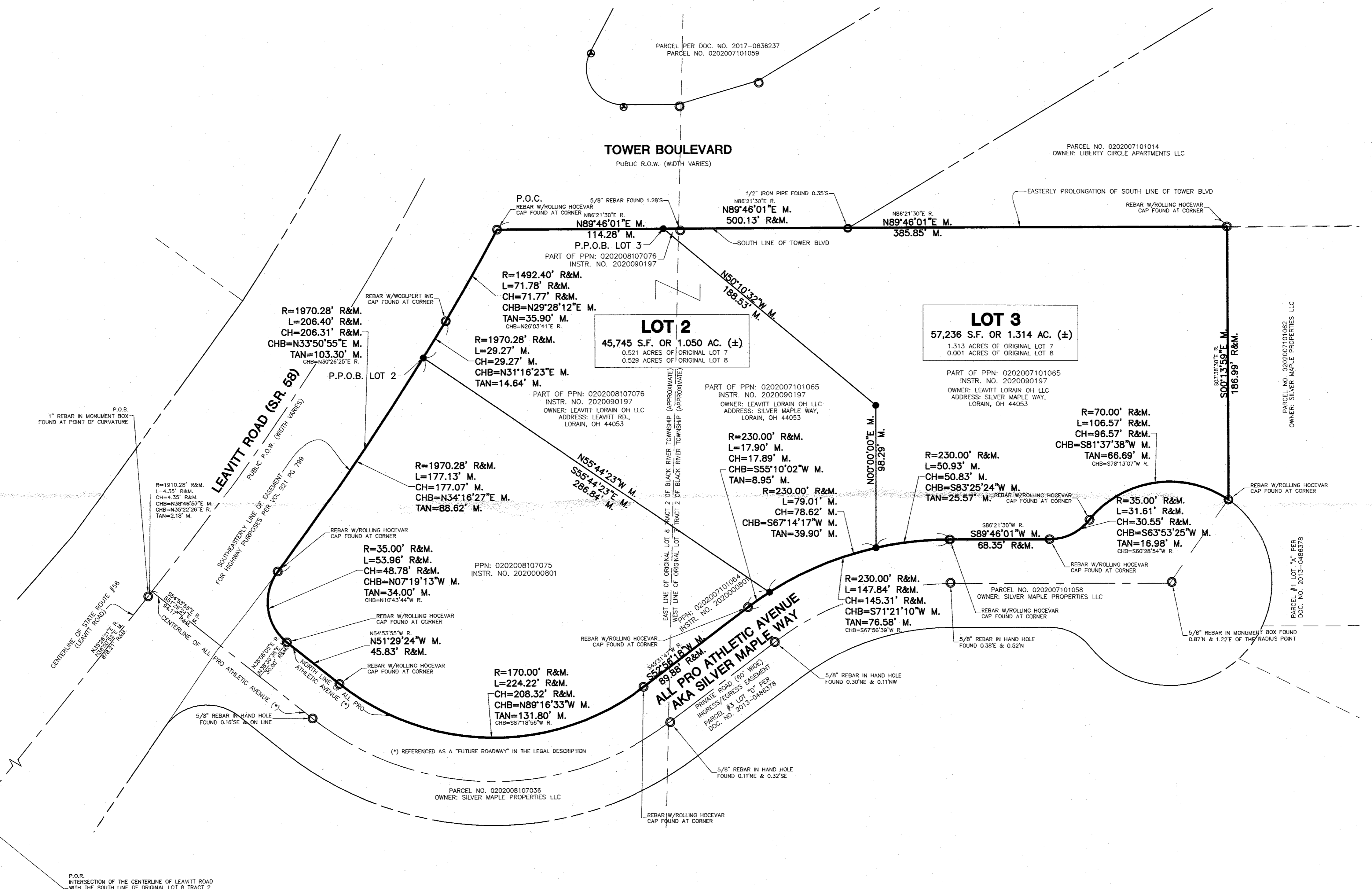
## LOT SPLIT OF LANDS OWNED BY LEAVITT LORAIN OH LLC

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 24" IRON PIN W/WOOLPERT CAP IN SOIL
  - 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  
DATE 11-5-20  
PAGE 2-02-007  
R. MAINES  
#20-04208

02-02-007-101-068, -069  
02-02-008-107-077

**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 PARCELS DESCRIBED ON THIS SURVEY FORM MATHEMATICALLY CLOSED FIGURES, 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 & HOEVER, INC. APPROVED 07/13/18.  
PLAT OF SURVEY PREPARED BY WOOLPERT, INC. DATED JULY 22, 2019.

**AREA SCHEDULE:**

LOT 2: 45,745 S.F. OR 1.050 ACRES (MORE OR LESS)  
LOT 3: 57,236 S.F. OR 1.314 ACRES (MORE OR LESS)

APPROVED  
AS TO DESCRIPTION ONLY  
DATE 14 SEP 20  
GARY S. SWIERZ  
REGISTERED PROFESSIONAL SURVEYOR  
No. 7778  
City of Lorain

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS EXHIBIT 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.

GARY S. SWIERZ, PS  
OHIO REGISTERED SURVEYOR NO. 7778  
LICENSE EXPIRES 12/31/21  
DATE: 14 SEP 20  
WOOLPERT, INC.



REVISION	DATE	PROJECT NO.	DATE	SCALE	DES.	DR.	CHKD.
		79624	09/04/20	AS SHOWN	SRK	PTK/ACZ	DDH

**WOOLPERT, INC.**  
4454 Idea Center Boulevard  
Dayton, OH 45430  
937.461.5660  
FAX: 937.461.0743

**WOOLPERT**  
DESIGN/CONSTRUCTION/INFRASTRUCTURE

**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**

C:\GS\Projects\Various\79624 - Leavitt Rd Lorain OH\Drawings\79624 - Proposed Parcel Exhibit.dwg, Plotted By: Kaczmarzyk, Plotted: Sep 14, 2020 - 12:04pm