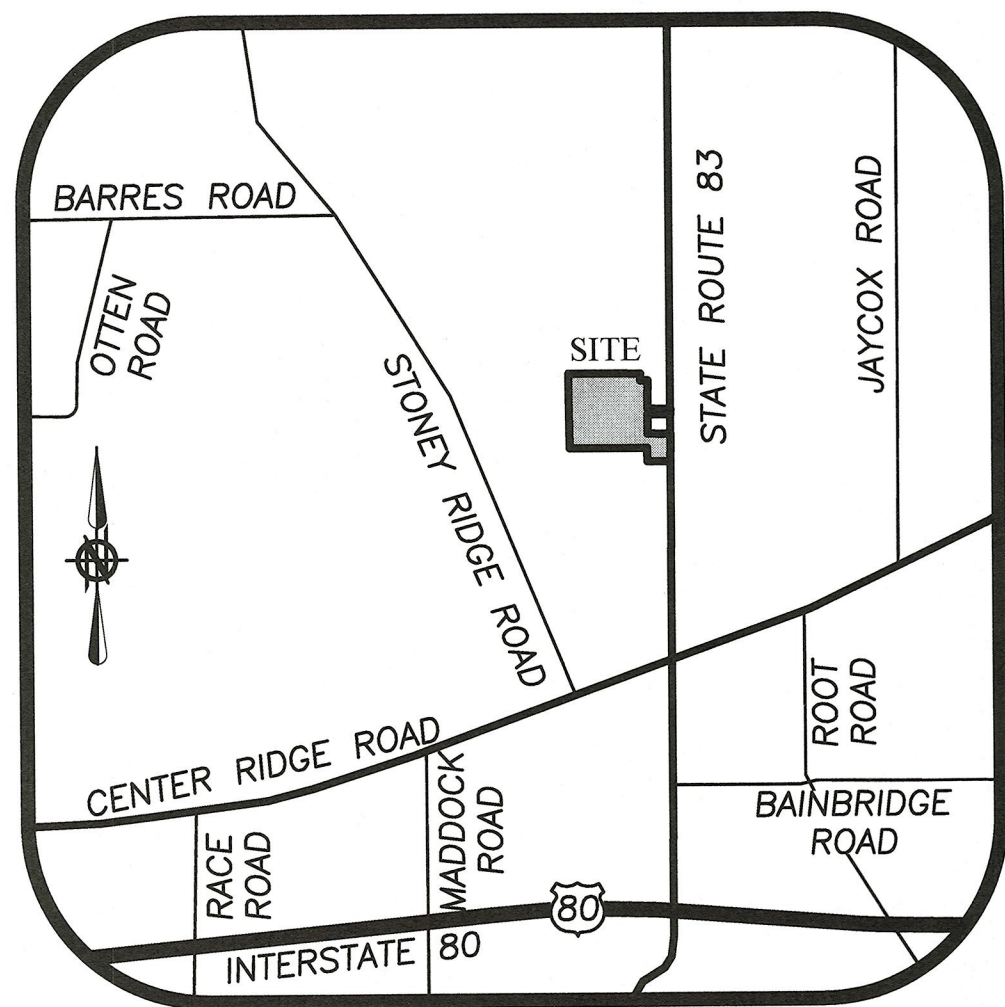


LOT SPLIT SURVEY

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 29



HAMPTON PLACE SUBDIVISION NO. 3 VOL. 102, PAGES 61-65

HAMPTON PLACE SUBDIVISION NO. 3 VOL. 102, PAGES 61-65

TABLE OF OWNERSHIP	
(A)	07-00-029-000-065 TRACY E. GAST INST. #2014-0509741
(B)	07-00-028-102-116 GAYLE A. BANGS INST. #2015-0543084
(C)	07-00-028-102-017 WILLIAM A. & CHERYL A. KEARNEY INST. #1997-0500076

LEGEND	
●	5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
○	IRON PIN/PIPE FOUND
⊞	MONUMENT BOX WITH IRON PIPE OR PIN FOUND INSIDE
(N)	NORTH
(S)	SOUTH
(E)	EAST
(W)	WEST
(D)	DEED INFORMATION
(R)	RECORD INFORMATION
(M)	MEASURED INFORMATION
(C)	CALCULATED INFORMATION
(U)	USED INFORMATION
(CALC.REC.)	CALCULATED FROM RECORD INFORMATION
⊥	CENTERLINE
R/W	RIGHT-OF-WAY LINE
P/L	PROPERTY LINE

MONUMENTATION TABLE			
(P1)	1" IRON PIPE FOUND 30.14' (W) OF C/L	(P9)	1" IRON PIPE IN CONCRETE FOUND & USED
(P2)	3/4" IRON PIPE FOUND & USED FOR R/W	(P10)	1" IRON PIPE IN CONCRETE FOUND & USED
(P3)	1" IRON PIPE FOUND & USED FOR N-S LINE 0.11' (S)	(P11)	3/4" IRON PIPE FOUND 0.15' (E)
(P4)	5/8" IRON PIN W/CAP STAMPED "REITZ ENG" FOUND & USED FOR R/W 0.14' (N)	(P12)	1/2" IRON PIN IN CONCRETE FOUND & USED
(P5)	1" IRON PIPE FOUND 29.84' (W) OF C/L 0.34' (S)	(P13)	1" IRON PIPE IN CONCRETE FOUND & USED FOR E-W LINE 0.25' (E)
(P6)	RAIL ROAD SPIKE FOUND	(P14)	1" IRON PIPE FOUND & USED
(P7)	1" IRON PIPE IN CONCRETE FOUND 0.20' (E) 0.33' (S)	(P15)	1/2" IRON PIN (BENT) FOUND & USED FOR N-S LINE 0.45' (N)
(P8)	1" IRON PIPE IN MONUMENT BOX FOUND & USED	(P16)	1" IRON PIPE FOUND 1.00' (S) 4.85' (E)
		(P17)	2" IRON PIPE FOUND & USED FOR E-W LINE 6.93' (E)

TABLE OF LINES		
LINE #	LENGTH	BEARING
L1	4.29' (C)	N 00°27'31" W
L2	75.00' (R&U)	S 00°17'47" W
L3	80.00' (R&U)	S 89°45'25" E

- REFERENCES:**
- LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - SURVEY OF PARCEL SPLIT FOR JOANA BERLOVAN PREPARED BY THE HENRY G. REITZ ENGINEERING COMPANY DATED 01/27/2015.
 - SURVEY OF P.P.N. 07-00-029-000-057 FOR VALORE PROPERTIES PREPARED BY HENRY G. REITZ ENGINEERING COMPANY DATED JUNE, 2021.
 - SURVEY OF TOM MILLER PREPARED BY HAPONEK SURVEYORS & ASSOCIATES DATED SEPT. 1998.
 - HAMPTON PLACE SUBDIVISION NO. 1 BOUNDARY PLAT PREPARED BY SUHAIL & SUHAIL INC. RECORDED IN PLAT VOLUME 93, PAGES 63-65.
 - HAMPTON PLACE SUBDIVISION NO. 6 PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY NOT YET RECORDED.

SURVEYOR'S CERTIFICATE:

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE, "STANDARDS FOR BOUNDARY SURVEYS"

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8469
DATE 11/3/2021

50456
APPROVED
LOCAL CO. MAINT.
DATE 11/24/21
PAGE 07-00-029-000-046
BY ACarden
#21-04911



07-00-029-000-419
VALORE PROPERTIES, INC.
INST. #2020-0794446

07-00-029-000-197
VALORE PROPERTIES, INC.
INST. #2018-0682492

07-00-029-000-085
VALORE PROPERTIES, INC.
INST. #2018-0682492

07-00-029-000-203
VALORE PROPERTIES, INC.
INST. #2016-0573410

07-00-029-000-057
VALORE PROPERTIES, INC.
INST. #2021-0823556
INST. #2021-0823557
INST. #2021-0823558
INST. #2021-0823558
18.05 ACRES (CALC.)

REMAINDER PARCEL
17.2441 ACRE (CALC.)

07-00-029-000-046
PLANT FACTORY, INC.
INST. #2009-0316594

07-00-029-000-084
PLANT FACTORY, INC.
6346 AVON BELDEN RD
INST. #1994-0314602

07-00-029-000-083
WILLIAM A. & CHERYL A. KEARNEY
6380 AVON BELDEN RD
INST. #1997-0500076

07-00-028-102-092
DANIEL R. & JENNIFER L. STOPPER
6497 STONEY RIDGE ROAD
INST. #2005-0082121

O.L. 29 N 89°56'01" W 1053.78' (C) 1054.04' (R)
O.L. 28 930.81' (C) 931.78' (R)

N 89°58'13" W 1093.91' (C) 1093.36' (R)
119.30' (R&U)

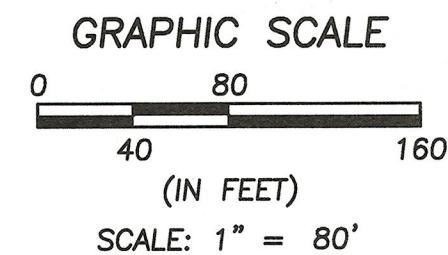
748.00' (R&U)

O.L. 29 N 00°48'51" W 113.37' (R&U)
O.L. 28 113.30' (R&U)

DRAWN BY: SJM
CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1
JOB NO. 20-5445-7



T.P.O.B. REMAINDER PARCEL

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF AVON BELDEN ROAD (S.R. 83) WHICH WAS ASSUMED TO BE NORTH 00°28'41" EAST.
AS SURVEYED IN SEPTEMBER OF 2021

T.P.O.B. SPLIT PARCEL



J:\2024-5-7 Hampton Place PH-7 DRAWINGS\Miller Property Lot Split.dwg, Plotted: Sep 03, 2021 - 10:33am