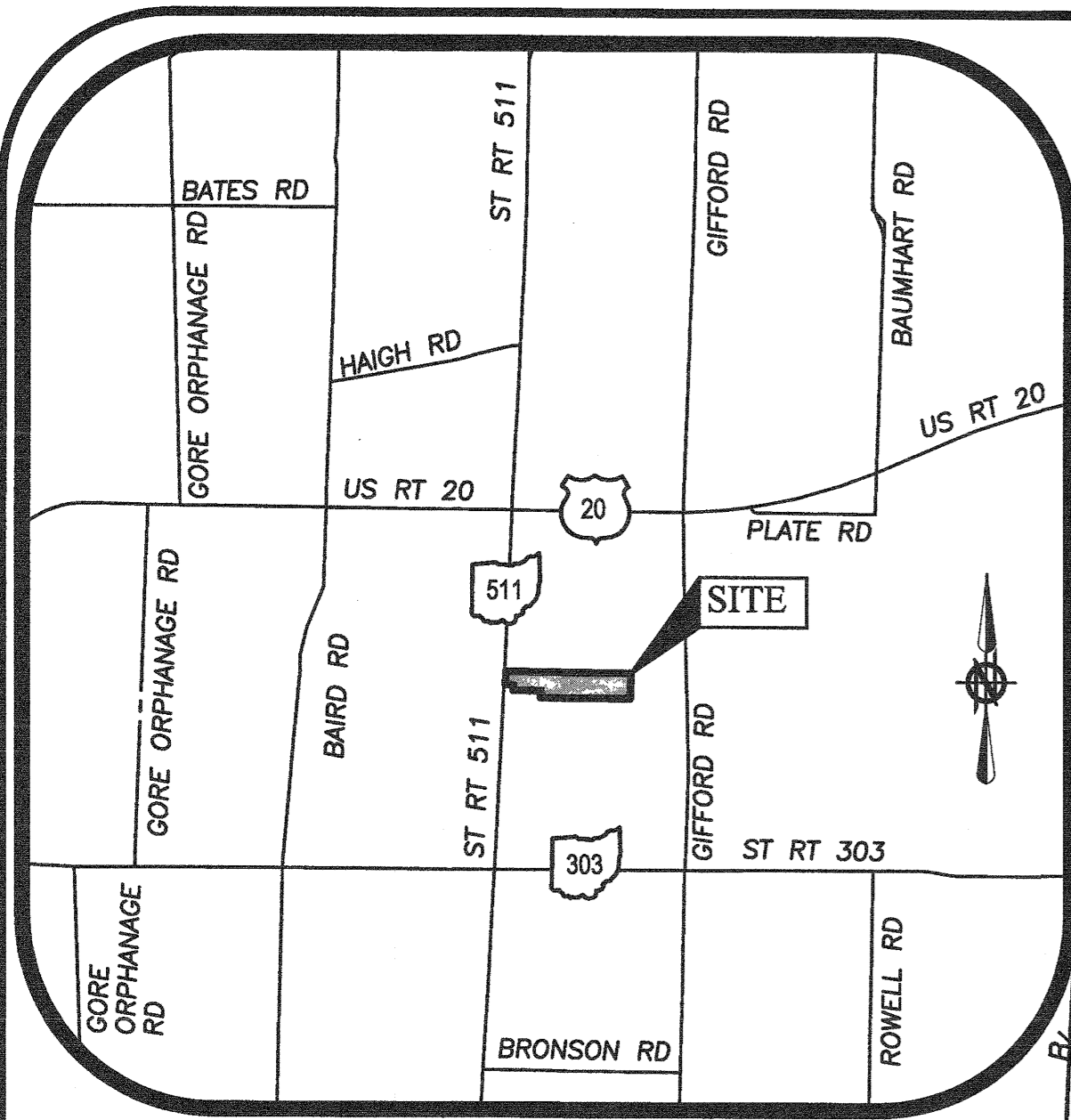
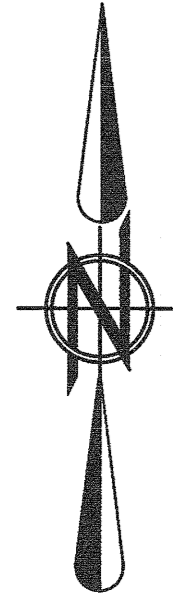


# LOT SPLIT & CONSOLIDATION SURVEY

SITUATED IN CAMDEN TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL CAMDEN TOWNSHIP LOT NUMBERS 12 & 21, TRACT 10



LOCATION MAP  
-NOT TO SCALE-



GRAPHIC SCALE  
0 50 100 200  
(IN FEET)  
SCALE: 1" = 100'

**BASIS OF BEARINGS:**  
ORIGINAL LOT LINE BETWEEN CAMDEN TOWNSHIP LOT NUMBERS 12 & 21 WHICH WAS ASSUMED TO BE SOUTH 89°33'01" EAST.

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN JANUARY 2022.

**NOTES:**

- THE INTENT OF THIS SURVEY IS TO SPLIT 10.0060 ACRES FROM PPN 13-10-021-000-017 AND CONSOLIDATE IT WITH PPN 13-10-012-000-003 (VIOLA ASSOCIATES, LLC), LEAVING A REMAINDER OF 20.0284 ACRES (WHITNEY).
- PARCEL 13-10-012-000-003 IS SUBJECT TO AN EASEMENT FOR 4" & 6" TILES; NO SPECIFIC LOCATION DEFINED. SEE INSTRUMENT #2000-0695498 FOR DETAILS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND DOES NOT REFLECT EASEMENTS (IF ANY) ON THE PROPERTY.

**REFERENCES**

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- SURVEY BY THOMAS M. SNEZEK FOR WHITNEY FARMS, LLC, DATED 11/13/06 (SURVEY 39250, COUNTY AUDITOR)
- SURVEY BY THOMAS A. SIMON FOR ROSALYN A. WHITNEY, APPROVED 8-31-10 (SURVEY 45035, COUNTY AUDITOR)
- SURVEY BY ARNOLD F. KOEPP, APPROVED 6-30-86 (SURVEY 26307, COUNTY AUDITOR)

DATE	BY	DESCRIPTION
2/11/2022	CLH	ISSUE TO CLIENT
8/01/2022	AMK	REVISED PER COUNTY COMMENTS

DRAWN BY:  
CAT

CHECKED BY:  
AMK

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

Survey # 50655  
APPROVED  
LORAIN CO.  
MAP DEPT  
DATE 8-1-22  
PAGE 13-10-012  
BY @Adelsberg

13-10-012-000-003  
13-10-021-000-017

**CONSOLIDATION PARCEL**  
60.7827 AC. (TOTAL)  
0.3817 AC. (IN R/W)  
50.7767 AC. (O.L. 12)  
10.0060 AC. (O.L. 21)

**REMAINDER PARCEL**  
20.0284 AC. (TOTAL)  
0.1890 AC. (IN R/W)

**LEGEND**

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET (U) (USED) USED INFORMATION
- IRON PIN/PIPE FOUND AS INDICATED (CALC.REC.) CALCULATED FROM RECORD INFORMATION
- ⊠ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED (N.) NORTH (S.) SOUTH (E.) EAST (W.) WEST
- \*PK.S. PK NAIL SET (C) CENTERLINE
- ×D.H.S. DRILLHOLE SET (R/W) RIGHT-OF-WAY LINE (P/L) PROPERTY LINE
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION

**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. 81664  
8/1/2022

SHEET  
1 OF 1  
JOB NO.  
21-5620

J:\215620 Green Circle Lot Split\Whitney Parcel\DRAWINGS\21-5620 LOT SPLIT.dwg, Plotted: Aug 01, 2022, 9:23am