

LOT SPLIT SURVEY

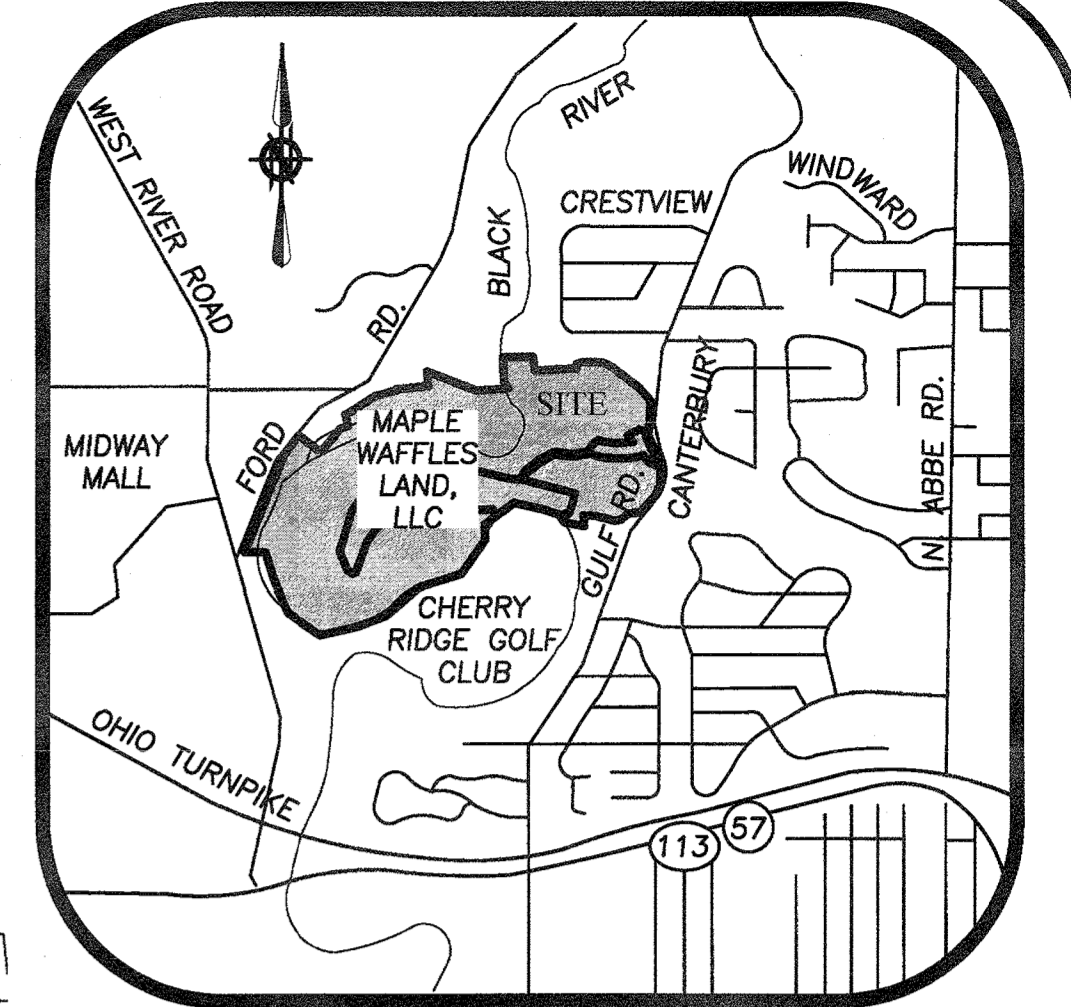
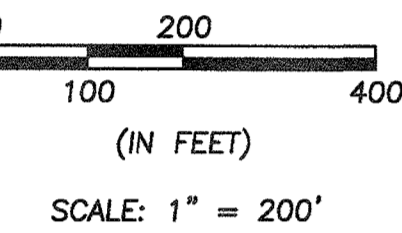
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBERS 166, 167, 168, 169, 170, 171, 172, & 173, EAST OF BLACK RIVER TRACT AND 172 & 173, WEST OF BLACK RIVER TRACT

TABLE OF OWNERSHIP			
1	06-24-173-000-007 MAPLE WAFFLES LAND, LLC INST. #	6	06-25-172-000-005 ROBERT C. & SHERRY L. TARRY INST. #2002-0873790
2	06-24-174-000-017 THOMAS K. HORSEMAN DESANN COLLINS INST. #2002-0822051	7	06-25-173-000-026 ROBERT C. & SHERRY L. TARRY INST. #2002-0873790
3	06-25-166-000-001 MAPLE WAFFLES LAND, LLC INST. #	8	06-25-173- MAPLE WAFFLES LAND, LLC INST. #
4	06-25-166-000-002 RICHARD B. CASE & NANCY J. ROZICK 06-25-166-000-002 O.R.V. 347 P. 691	9	06-24-174-000-008 DENNIS E. FOX INST. #2017-0650294
5	06-24-172-000-019 MAPLE WAFFLES LAND, LLC INST. #	10	06-24-174-000-014 DENNIS E. FOX #2017-0650295

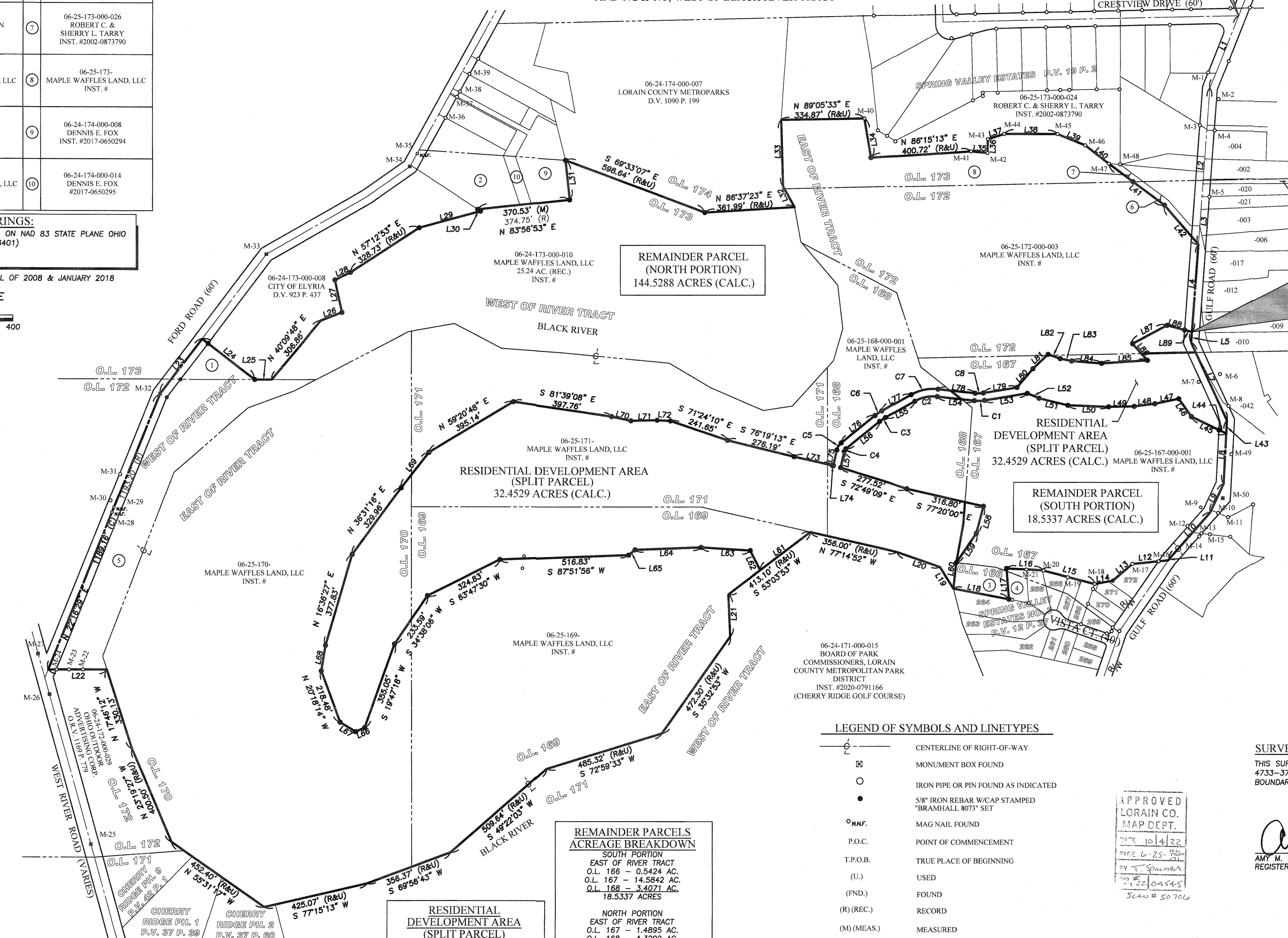
BASIS OF BEARINGS:
BEARINGS ARE BASED ON NAD 83 STATE PLANE OHIO GRID NORTH ZONE (3401)

AS SURVEYED IN APRIL OF 2008 & JANUARY 2018

GRAPHIC SCALE



VICINITY MAP NOT TO SCALE



REMAINDER PARCEL (NORTH PORTION)
144.5288 ACRES (CALC.)

RESIDENTIAL DEVELOPMENT AREA (SPLIT PARCEL)
32.4529 ACRES (CALC.)

REMAINDER PARCEL (SOUTH PORTION)
18.5337 ACRES (CALC.)

REMAINDER PARCELS ACREAGE BREAKDOWN

SOUTH PORTION	
EAST OF RIVER TRACT	O.L. 166 - 0.5424 AC.
	O.L. 167 - 14.5842 AC.
	O.L. 168 - 3.4071 AC.
	18.5337 ACRES

NORTH PORTION	
EAST OF RIVER TRACT	O.L. 167 - 1.4895 AC.
	O.L. 168 - 4.3299 AC.
	O.L. 169 - 24.4307 AC.
	O.L. 170 - 43.1872 AC.
	O.L. 171 - 10.0672 AC.
	O.L. 172 - 20.4629 AC.
	O.L. 173 - 5.6277 AC.
WEST OF RIVER TRACT	O.L. 172 - 6.4167 AC.
	O.L. 173 - 28.5170 AC.
	144.5288 ACRES

RESIDENTIAL DEVELOPMENT AREA (SPLIT PARCEL) ACREAGE BREAKDOWN

EAST OF RIVER TRACT	O.L. 167 - 3.7611 AC.
	O.L. 168 - 3.8555 AC.
	O.L. 169 - 7.2267 AC.
	O.L. 170 - 4.7439 AC.
	O.L. 171 - 12.4232 AC.
	O.L. 172 - 0.4425 AC.
	TOTAL - 32.4529 ACRES

LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- MONUMENT BOX FOUND
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- MAG NAIL FOUND
- POINT OF COMMENCEMENT
- TRUE PLACE OF BEGINNING
- USED
- FOUND
- RECORD
- MEASURED
- RIGHT-OF-WAY LINE

NOTE: LOCATIONS OF ORIGINAL LOT LINES WITHIN THE INTERIOR OF THE PROPERTIES OWNED BY MAPLE WAFFLES LAND, LLC ARE SHOWN PER RECORD INFORMATION AND THE ABOVE ACRES WERE CALCULATED BASED ON THIS INFORMATION

SURVEYOR'S CERTIFICATE:
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

APPROVED
LORAIN CO. MAP DEPT.
DATE 10/4/22
PAGE 6-25-1650
BY T. SPILMAN
10/22/2022
SCAN # 50706

STATE OF OHIO
AMY M. KELLY
S-8469
REGISTERED SURVEYOR
10/4/2022
DATE
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469

DATE	BY	DESCRIPTION
08/25/2022	CLH	ISSUE TO CLIENT

DRAWN BY: SJM		SHEET 1 OF 2
CHECKED BY: CLH		
BRAMHALL ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX		JOB NO. 17-4842B

J:\174842B Valley of the Eagle Residential Development Area\DRAWINGS\E\Title\Lot Split.dwg, Plotted: Oct 04, 2022 - 2:54pm

LOT SPLIT SURVEY

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBERS 166, 167, 168, 169, 170, 171, 172, & 173, EAST OF BLACK RIVER TRACT AND 172 & 173, WEST OF BLACK RIVER TRACT

TABLE OF MONUMENTS			
PIN	DESCRIPTION	PIN	DESCRIPTION
M-1	1" IRON PIPE FOUND 0.97' (E.), 2.85' (N.)	M-26	5/8" IRON REBAR IN MON. BOX FOUND 1.04' (E.)
M-2	1" IRON PIPE FOUND 5.43' (E.), 36.92' (S.)	M-27	5/8" IRON REBAR IN MON. BOX FOUND & USED
M-3	1" IRON PIPE FOUND 0.68' (E.), 1.46' (S.)	M-28	MAGNAIL FOUND 0.28' (W.)
M-4	3/4" IRON PIPE (IN CONC.) FOUND 1.82' (E.)	M-29	MAGNAIL FOUND 0.33' (W.)
M-5	1" IRON PIPE FOUND 0.99' (S.)	M-30	1" IRON PIPE FOUND 22.92' (W.) OFF C/L
M-6	5/8" IRON REBAR FOUND	M-31	5/8" IRON REBAR FOUND 27.69' (W.) OFF C/L
M-7	5/8" IRON REBAR FOUND	M-32	5/8" IRON REBAR IN MON. BOX FOUND & USED
M-8	1" IRON PIPE FOUND (BENT) 0.97' (W.), 2.28' (N.)	M-33	5/8" IRON REBAR IN MON. BOX FOUND & USED
M-9	1" IRON PIPE FOUND 13.18' (W.), 3.27' (N.)	M-34	5/8" IRON REBAR IN MON. BOX FOUND 0.34' (W.), 0.19' (N.)
M-10	1" IRON PIPE FOUND 0.55' (W.), 0.51' (N.)	M-35	MAGNAIL FOUND 0.69' (E.) OFF C/L
M-11	1" IRON PIPE FOUND 0.38' (W.), 0.67' (N.)	M-36	5/8" IRON REBAR FOUND & USED FOR R/W
M-12	5/8" IRON REBAR FOUND	M-37	5/8" IRON REBAR FOUND 0.11' (E.)
M-13	1" IRON PIPE FOUND 0.88' (W.), 0.91' (N.)	M-38	5/8" IRON REBAR FOUND 0.11' (E.)
M-14	5/8" IRON REBAR FOUND	M-39	5/8" IRON REBAR FOUND 0.12' (W.)
M-15	3/4" IRON PIPE FOUND 33.32' (W.), 3.26' (S.)	M-40	1-1/4" IRON PIPE FOUND & USED
M-16	1" IRON PIPE FOUND 0.12' (E.)	M-41	3/4" IRON PIPE FOUND 1.75' (E.), 0.20' (S.)
M-17	1" IRON PIPE FOUND & USED	M-42	1" IRON PIPE FOUND & USED
M-18	3/4" IRON PIPE FOUND & USED	M-43	1" IRON PIPE FOUND & USED
M-19	1/2" SPIRAL FOUND 0.85' (W.), 0.96' (S.)	M-44	1" IRON PIPE FOUND & USED
M-20	1/2" SPIRAL FOUND 4.74' (E.), 1.05' (S.)	M-45	1" IRON PIPE FOUND & USED
M-21	3/4" IRON PIPE FOUND 0.20' (W.), 0.38' (S.)	M-46	1" IRON PIPE FOUND & USED
M-22	1" IRON PIPE FOUND & USED	M-47	1" IRON PIPE FOUND 1.00' (E.)
M-23	5/8" IRON REBAR FOUND 0.34' (S.)	M-48	1" IRON PIPE FOUND 0.68' (W.), 0.63' (N.)
M-24	5/8" IRON REBAR FOUND 1.21' (E.) & USED FOR E-W LINE	M-49	5/8" IRON REBAR FOUND
M-25	5/8" IRON REBAR IN MON. BOX FOUND & USED	M-50	5/8" IRON REBAR (2) IN MON. BOX FOUND 21.61' (E.) & 21.73' (E.) OFF C/L

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	310.83' (C)	S 21°51'05" W	L43	51.86'	S 03°00'47" W
L2	626.32' (C)	S 04°20'13" W	L44	32.44'	N 64°37'00" W
L3	976.04' (C)	S 04°20'13" W	L45	155.22'	N 64°37'00" W
L4	348.72' (R&U)	S 04°20'13" W	L46	87.84'	N 35°26'54" W
L5	42.08' (C)	S 04°20'13" W	L47	98.48'	S 78°09'37" W
L6	NOT USED		L48	83.28'	S 82°37'29" W
L7	342.48' (C)	S 24°45'17" E	L49	103.11'	S 89°03'00" W
L8	250.86' (M)	S 03°00'47" W	L50	164.37'	N 87°54'49" W
	253.10' (R)	S 03°00'47" W	L51	119.31'	N 76°19'22" W
L9	126.05' (R&U)	S 25°00'21" W	L52	50.90'	N 67°23'46" W
L10	250.36' (M)	S 41°35'21" W	L53	174.64'	S 80°35'23" W
	250.38' (R)	S 41°35'21" W	L54	150.42'	N 83°46'16" W
L11	5.17' (M)	S 34°57'51" W	L55	135.44'	S 60°38'07" W
	4.31' (R)	S 34°57'51" W	L56	174.22'	S 51°16'31" W
L12	144.99' (M)	S 84°04'12" W	L57	65.09'	S 12°28'02" W
	144.53' (R)	S 84°04'12" W	L58	111.85'	S 14°49'50" W
L13	103.65' (R&U)	S 50°30'00" W	L59	142.55'	S 34°41'41" W
L14	73.39' (R&U)	S 79°52'48" W	L60	102.84'	S 08°24'52" W
L15	217.65' (R&U)	N 75°45'02" W	L61	262.79'	S 53°03'53" W
L16	144.04' (R&U)	N 87°15'27" W	L62	87.94'	N 26°44'14" W
L17	122.18' (R&U)	S 04°26'57" E	L63	197.64'	N 86°19'31" W
L18	227.20' (M)	N 79°15'27" W	L64	266.93'	S 87°51'46" W
	226.90' (R)	N 79°15'27" W	L65	33.13'	S 50°45'11" W
L19	100.81' (R&U)	N 32°26'22" W	L66	39.52'	S 65°50'43" W
L20	182.96' (R&U)	N 71°07'52" W	L67	73.14'	N 58°58'47" W
L21	168.60' (R&U)	S 02°32'07" E	L68	103.15'	N 09°31'16" E
L22	236.13' (C)	S 89°52'58" W	L69	179.44'	N 38°24'25" E
	246.90' (R)	S 89°52'58" W	L70	79.02'	S 77°55'35" E
L23	277.39' (C)	N 37°34'29" E	L71	105.84'	N 88°51'42" E
L24	266.54' (R&U)	S 52°28'44" E	L72	54.17'	S 86°50'40" E
	266.49' (R)	S 52°28'44" E	L73	156.84'	S 77°24'54" E
L25	68.19' (C)	N 89°59'29" E	L74	5.28'	S 75°13'32" E
L26	91.92' (R&U)	N 68°51'16" E	L75	63.88'	N 12°28'02" E
L27	131.30' (R&U)	N 12°32'07" W	L76	174.21'	N 51°16'31" E
L28	70.22' (R&U)	N 64°09'23" E	L77	135.44'	N 60°38'07" E
L29	254.97' (R&U)	N 74°53'53" E	L78	150.41'	S 83°46'16" E
L30	13.32' (C)	N 56°49'07" W	L79	137.58'	N 80°35'23" E
	26.89' (R)	N 56°49'07" W	L80	98.68'	N 40°26'17" E
L31	159.43' (R&U)	N 06°03'07" W	L81	84.09'	N 46°42'32" E
L32	95.00' (R&U)	N 29°04'01" W	L82	52.12'	S 70°50'48" E
L33	267.05' (R&U)	N 01°33'28" W	L83	46.21'	S 78°19'10" E
L34	158.83' (R&U)	S 09°30'27" E	L84	121.79'	S 85°26'50" E
L35	68.59' (C)	S 85°07'12" E	L85	184.25'	N 86°07'05" E
	68.83' (R)	S 85°07'12" E	L86	88.87'	N 41°56'58" W
L36	54.65' (C)	N 01°27'23" E	L87	156.42'	N 62°31'02" E
	54.92' (R)	N 01°27'23" E	L88	103.29'	S 75°45'20" E
L37	68.63' (C)	N 72°15'14" E	L89	30.45'	S 75°45'20" E
	68.58' (R)	N 72°15'14" E			
L38	215.50' (C)	S 89°57'24" E			
	215.49' (R)	S 89°57'24" E			
L39	119.30' (C)	S 68°02'13" E			
	119.54' (R)	S 68°02'13" E			
L40	120.41' (C)	S 52°28'15" E			
	119.90' (R)	S 52°28'15" E			
L41	277.65' (R&U)	S 53°33'50" E			
L42	208.32' (R&U)	S 40°53'15" E			

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	40.94'	150.00'	40.82'	S 88°24'34" W	20.60'	15°38'20"
C2	93.18'	150.00'	91.69'	S 78°25'55" W	48.15'	35°35'37"
C3	27.77'	170.00'	27.74'	S 55°57'19" W	13.92'	09°21'35"
C4	13.55'	200.00'	13.29'	S 31°52'16" W	7.05'	38°48'30"
C5	33.87'	50.00'	33.22'	N 31°52'16" E	17.61'	38°48'30"
C6	32.67'	200.00'	32.64'	N 55°57'19" E	16.37'	09°21'35"
C7	111.82'	180.00'	110.03'	N 78°25'55" E	57.78'	35°35'37"
C8	32.75'	120.00'	32.65'	N 88°24'34" E	16.48'	15°38'20"

J:\174828 Valley of the Eagle Residential Development Area\Drawings\GIS\Exhibit of Split.dwg, Printed: Oct 03, 2022, 2:49pm

DATE:	BY:	DESCRIPTION:
08/25/2022	CLH	ISSUE TO CLIENT

DRAWN BY: SJM	<b style="font-size: 24px; margin: 0;">BRAMHALL ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX	SHEET 2 OF 2
CHECKED BY: CLH		JOB NO. 17-4842B