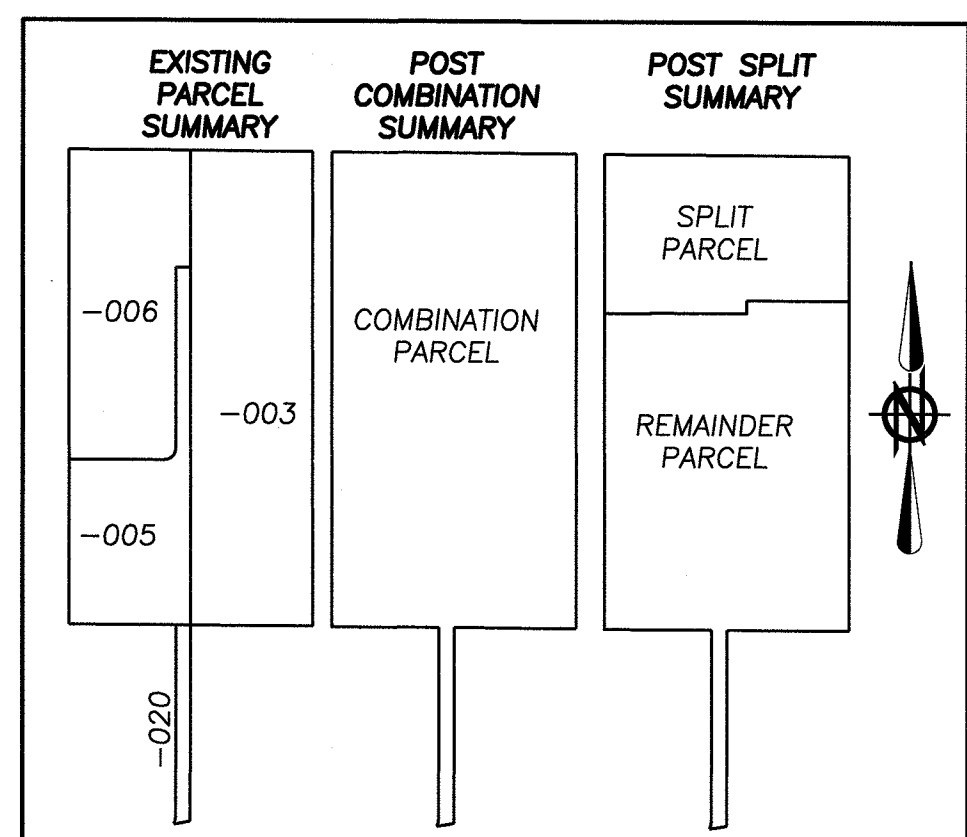


LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET
 - M.N.S. MAG NAIL SET
 - IRON PIN/PIPE FOUND AS INDICATED
 - ☒ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
 - CENTERLINE
 - ORIGINAL LOT LINE
 - - - EASEMENT LINE
 - - - FENCE
- (A) AUDITOR
 BLDG BUILDING
 (CALC R) CALCULATED FROM RECORD INFORMATION
 D.V. DEED VOLUME
 FND. FOUND
 INST. INSTRUMENT
 (M) MEASURED INFORMATION
 NO. NUMBER
 O.L. ORIGINAL LOT
 O.R.V. OFFICIAL RECORD VOLUME
 P.O.C. POINT OF COMMENCEMENT
 (R) RECORD
 (SV) SURVEYED INFORMATION
 T.P.O.B. TRUE PLACE OF BEGINNING
 (U) USED INFORMATION
 (N) NORTH
 (S) SOUTH
 (E) EAST
 (W) WEST
 C CENTERLINE
 R/W RIGHT-OF-WAY LINE
 P PROPERTY LINE
 Proposed Access Easement

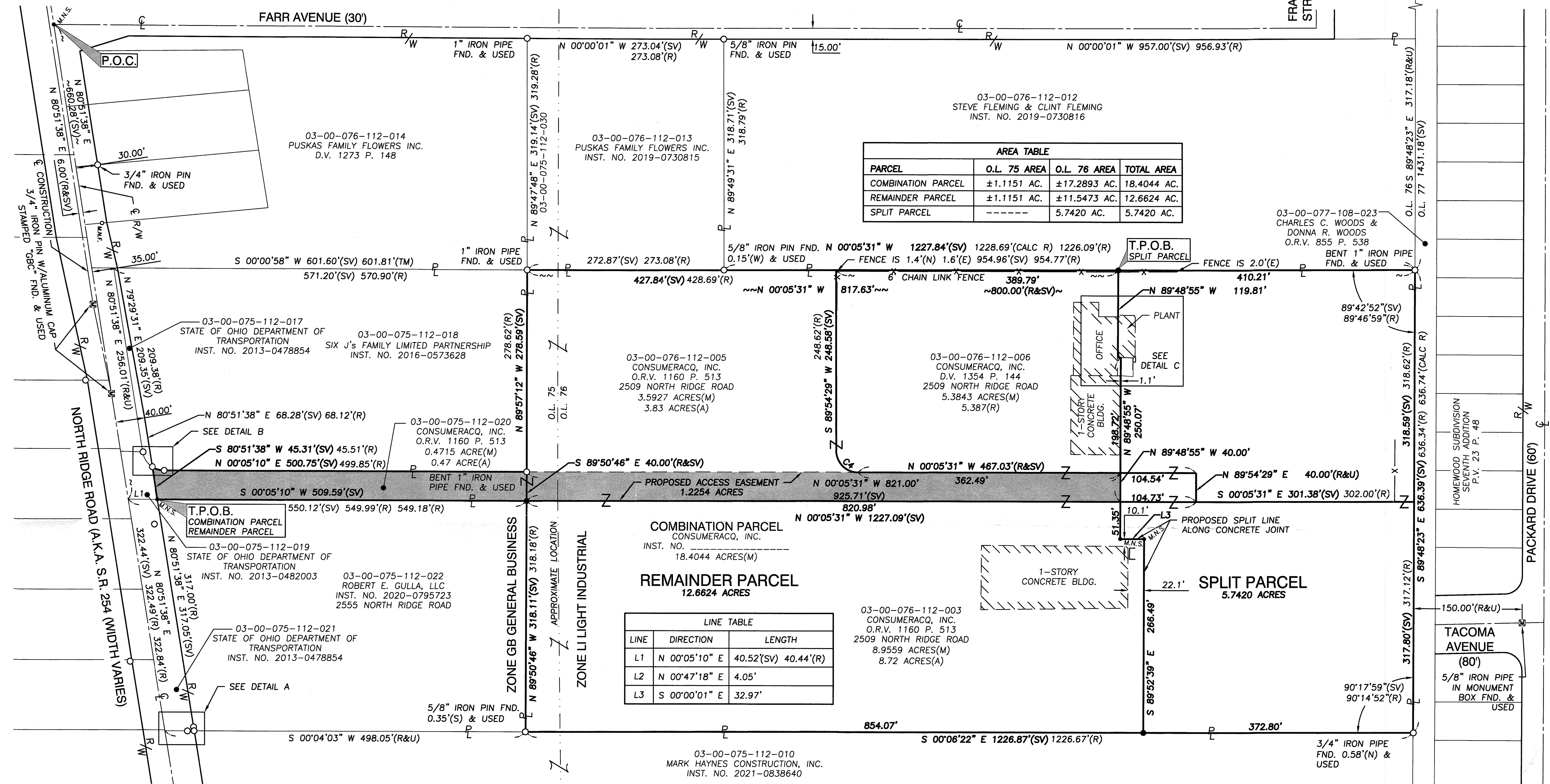
**APPROVED
 LORAIN CO
 MAP DEPT**

DATE 7/21/23
 PAGE 03-00-076
 03-00-076
 BY WRZ
 23-04734
 50955



LOT SPLIT AND COMBINATION PLAT

SITUATED IN THE TOWNSHIP OF SHEFFIELD, COUNTY OF LORAIN AND STATE OF OHIO
 BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NOS. 75 & 76

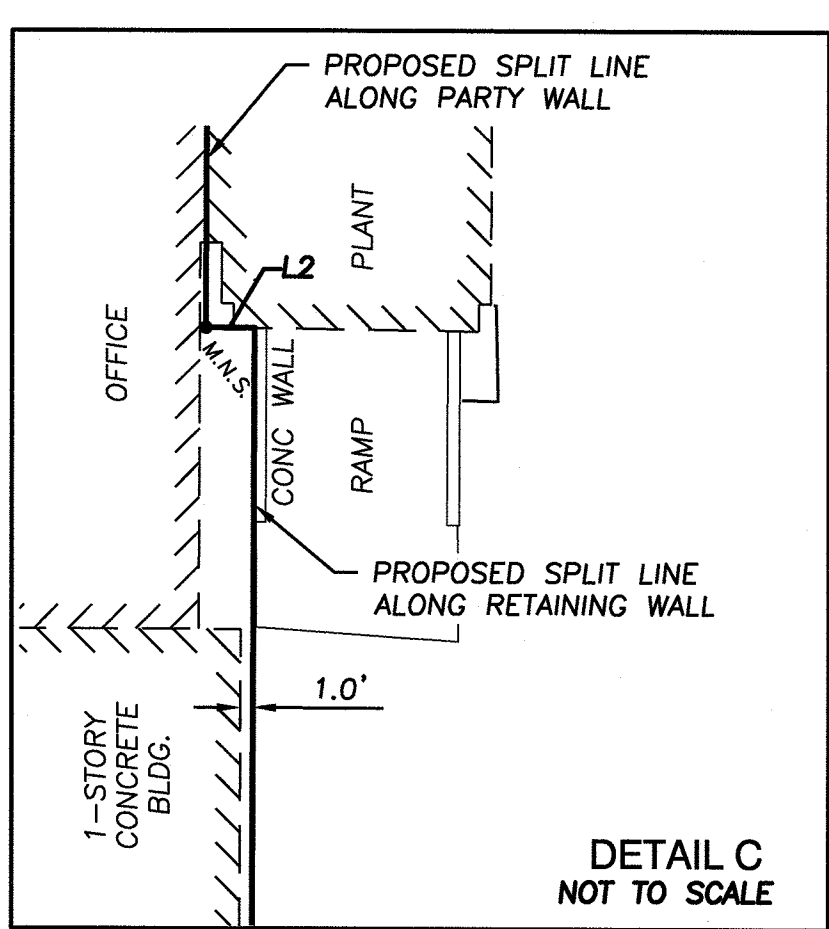
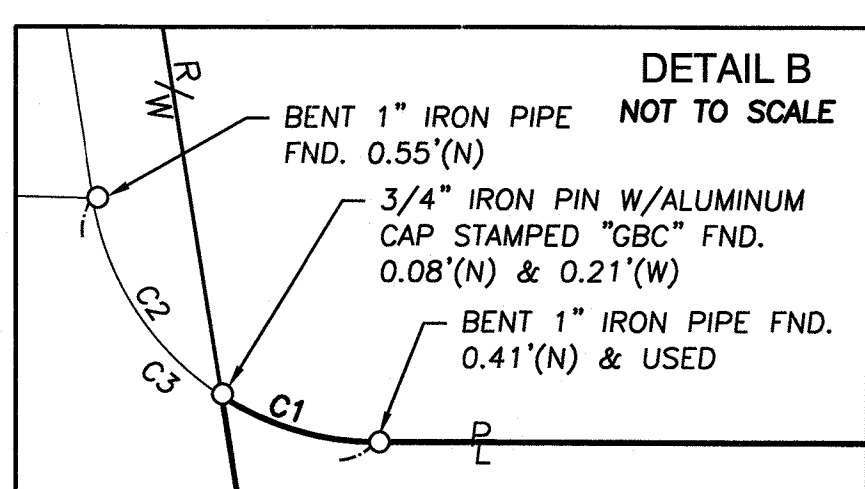
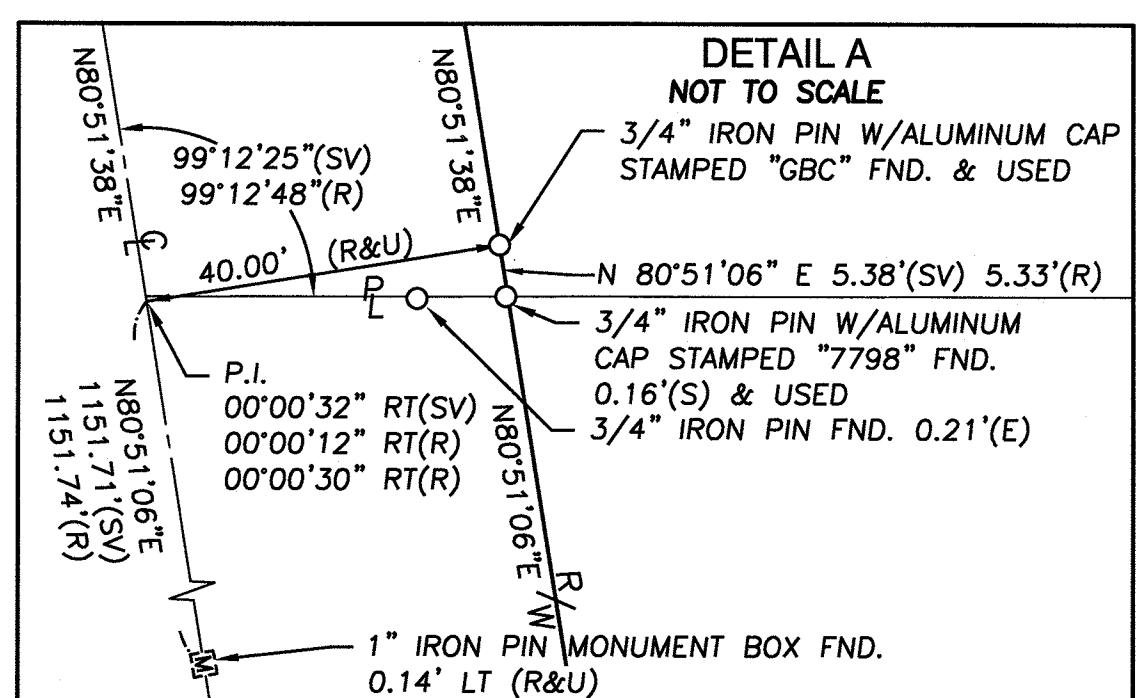


AREA TABLE

PARCEL	O.L. 75 AREA	O.L. 76 AREA	TOTAL AREA
COMBINATION PARCEL	±1.1151 AC.	±17.2893 AC.	18.4044 AC.
REMAINDER PARCEL	±1.1151 AC.	±11.5473 AC.	12.6624 AC.
SPLIT PARCEL	-----	5.7420 AC.	5.7420 AC.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N 00°05'10" E	40.52(SV) 40.44(R)
L2	N 00°47'18" E	4.05'
L3	S 00°00'01" E	32.97'

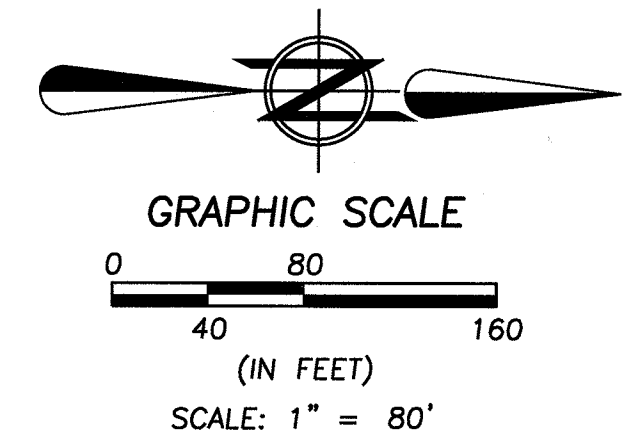


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.00'(R&SV)	17.06'(SV)	32°35'06"	N16°22'43"E	16.83'
C2	30.00'(R&SV) 30.12'(R)	25.23'(SV) 25.10'(R)	48°11'23"	N56°45'57"E	24.49'
C3	30.00'(R&SV)	42.29'(SV) 42.26'(R)	80°46'29"	N40°28'24"E	38.88'
C4	30.00'(R&SV)	47.12'(R&SV)	90°00'00"	N44°54'29"E	42.43'

REFERENCES:

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- LORAIN COUNTY SURVEY RECORDS.
- LOR-254-0.01 RIGHT OF WAY PLANS
- LOR-254-1.250 RIGHT OF WAY PLANS

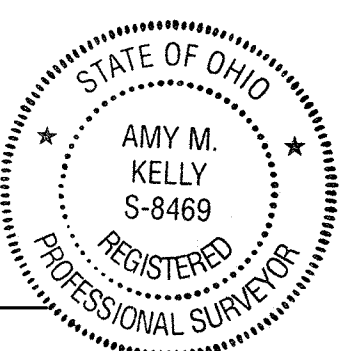


BASIS OF BEARINGS:
 BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
 AS SURVEYED IN APRIL OF 2023.

NOTE:
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS ON SUBJECT PARCELS. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.

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
 AMY M. KELLY, P.S.
 REGISTERED OHIO SURVEYOR NO. 8469
 7/20/2023 DATE



REVISION

DATE	BY	DESCRIPTION
05/04/23	AMK	ISSUE FOR REVIEW
06/07/23	AMK	ISSUE TO CLIENT

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

SHEET
 1 OF 1
 JOB NO.
 23-5985

J:\235985 Consumera Builders\DRAWINGS\23-5985 Master.dwg, Plotted: Jul 26, 2023 - 12:33pm