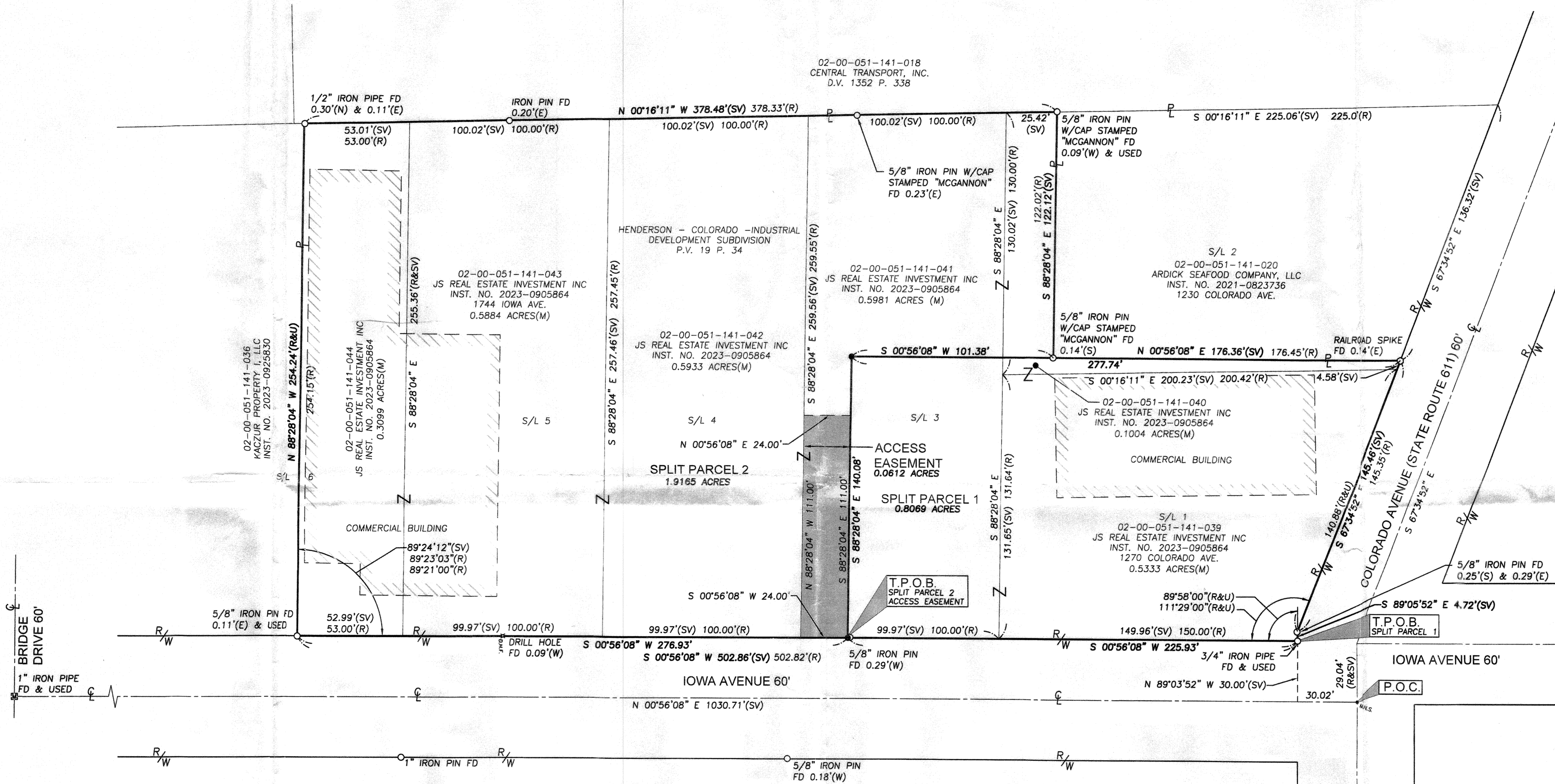
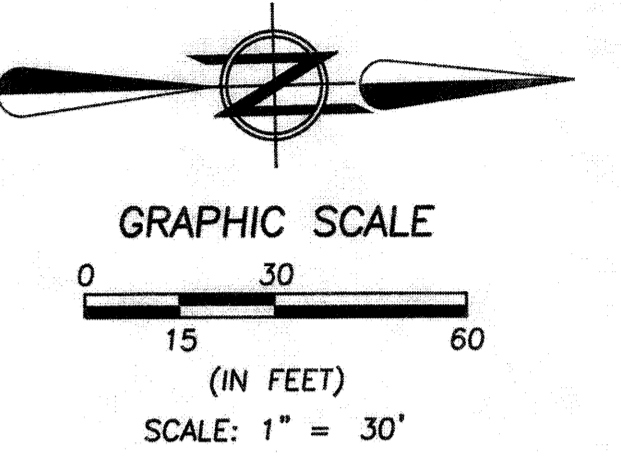


# LOT SPLIT PLAT

BEING ALL OF SUBLot NUMBERS 1, 3, 4 AND 5 AND PART OF SUBLot NUMBERS 2 AND 6 IN HENDERSON - COLORADO -INDUSTRIAL DEVELOPMENT SUBDIVISION OF PART OF ORIGINAL SHEFFIELD TOWNSHIP Lot NUMBER 51 AS RECORDED IN PLAT VOLUME 19, PAGE 34 OF THE LORAIN COUNTY RECORDS CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO



APPROVED  
LORAIN CO  
MAP DEPT  
DATE 9/11/24  
PAGE 02-00-051  
BY WRZ  
24-04903  
51272

APPROVED BY THE CITY OF LORAIN  
PLANNING COMMISSION; NO PLAT REQUIRED  
Date: 5/11/24  
Secretary of Planning Commission

APPROVED  
AS TO DESCRIPTION ONLY  
Date: April 12, 2024  
City of Lorain  
Per: [Signature] Engineering Dept.

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

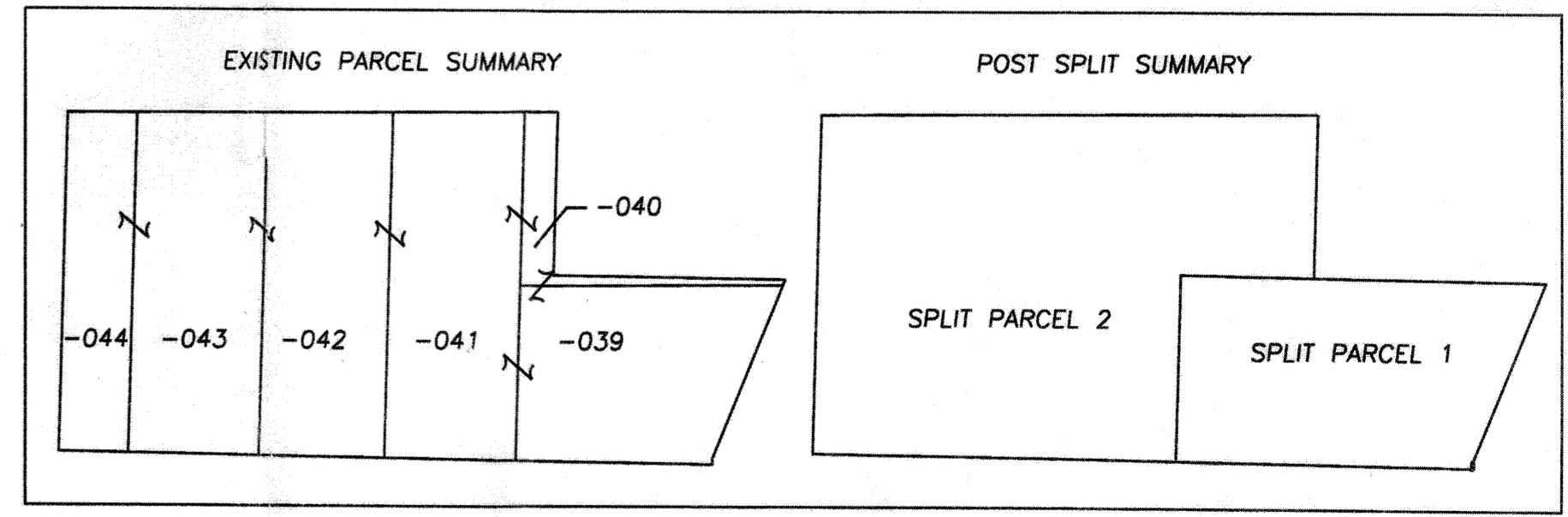
*Amy M. Kelly* 4/10/2024  
AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR NO. 8469



| AREA TABLE        |                                       |
|-------------------|---------------------------------------|
| 02-00-051-141-039 | 0.5333 ACRES                          |
| 02-00-051-141-040 | 0.1004 ACRES                          |
| 02-00-051-141-041 | 0.5981 ACRES                          |
| 02-00-051-141-042 | 0.5933 ACRES                          |
| 02-00-051-141-043 | 0.5884 ACRES                          |
| 02-00-051-141-044 | 0.3099 ACRES                          |
| <b>TOTAL:</b>     | <b>2.7234 ACRES(M) 2.722 ACRES(R)</b> |

- NOTES:**
- BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH AS SURVEYED IN OCTOBER OF 2023.
  - 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.
  - PERTINENT RECORDS ARE AS SHOWN HEREON AND INCLUDE LORAIN COUNTY TAX MAPS AND SURVEY RECORDS.

- LEGEND**
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET
  - ⊗ D.H.S. DRILL HOLE SET
  - ⊙ M.N.S. MAG NAIL SET
  - RAILROAD SPIKE FOUND
  - ⊖ IRON PIN/PIPE FOUND AS INDICATED
  - ⊖ D.H.F. DRILL HOLE FOUND
  - ⊖ PROPERTY LINE
  - R/W RIGHT OF WAY
  - ⊖ CENTERLINE
  - ▨ BUILDING
  - ▭ ACCESS EASEMENT
  - (CALC R) CALCULATED FROM RECORD INFORMATION
  - D.V. DEED VOLUME
  - (C) CALCULATED INFORMATION
  - FD FOUND
  - INST. INSTRUMENT
  - (M) MEASURED INFORMATION
  - NO. NUMBER
  - P.O.C. POINT OF COMMENCEMENT
  - P.V. PLAT VOLUME
  - (R) RECORD
  - (SV) SURVEYED INFORMATION
  - T.P.O.B. TRUE PLACE OF BEGINNING
  - (U) USED INFORMATION
  - (N) NORTH
  - (S) SOUTH
  - (E) EAST
  - (W) WEST



DRAWN BY: MAM  
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. 23-6070

J:\236070 Soyska 1270 Colorado Ave DRAWINGS\236070 Lot Split.dwg 2023-08-17