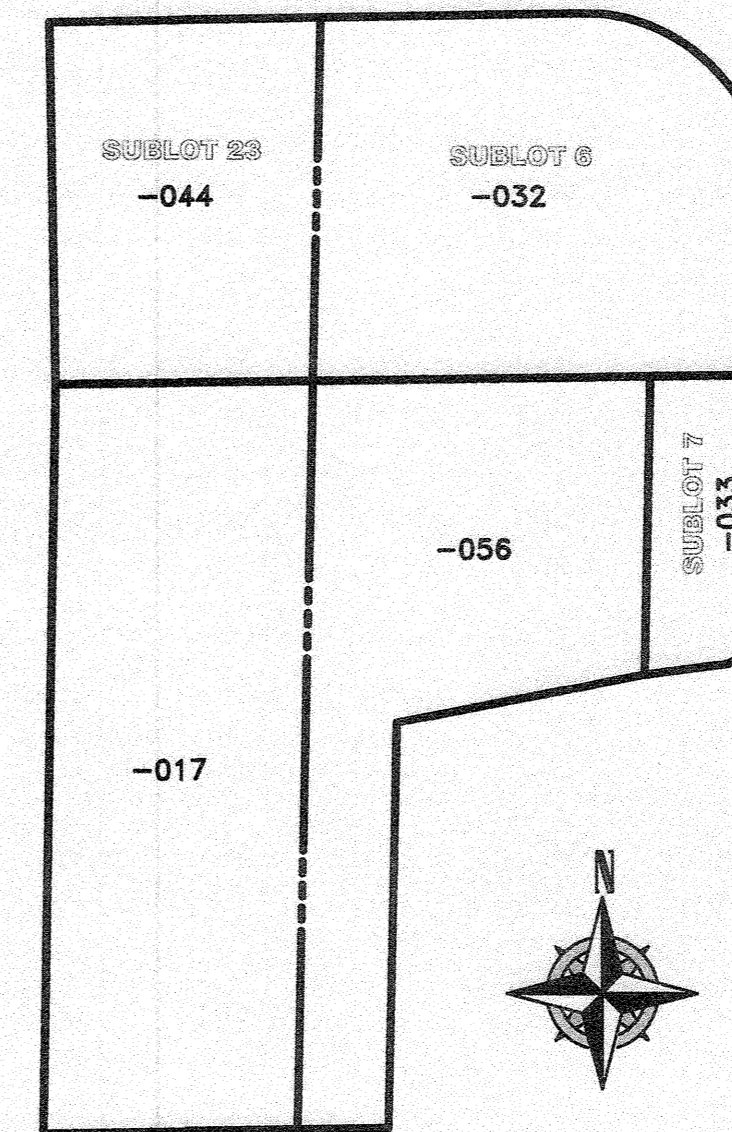


# LOT SPLIT & CONSOLIDATION SURVEY

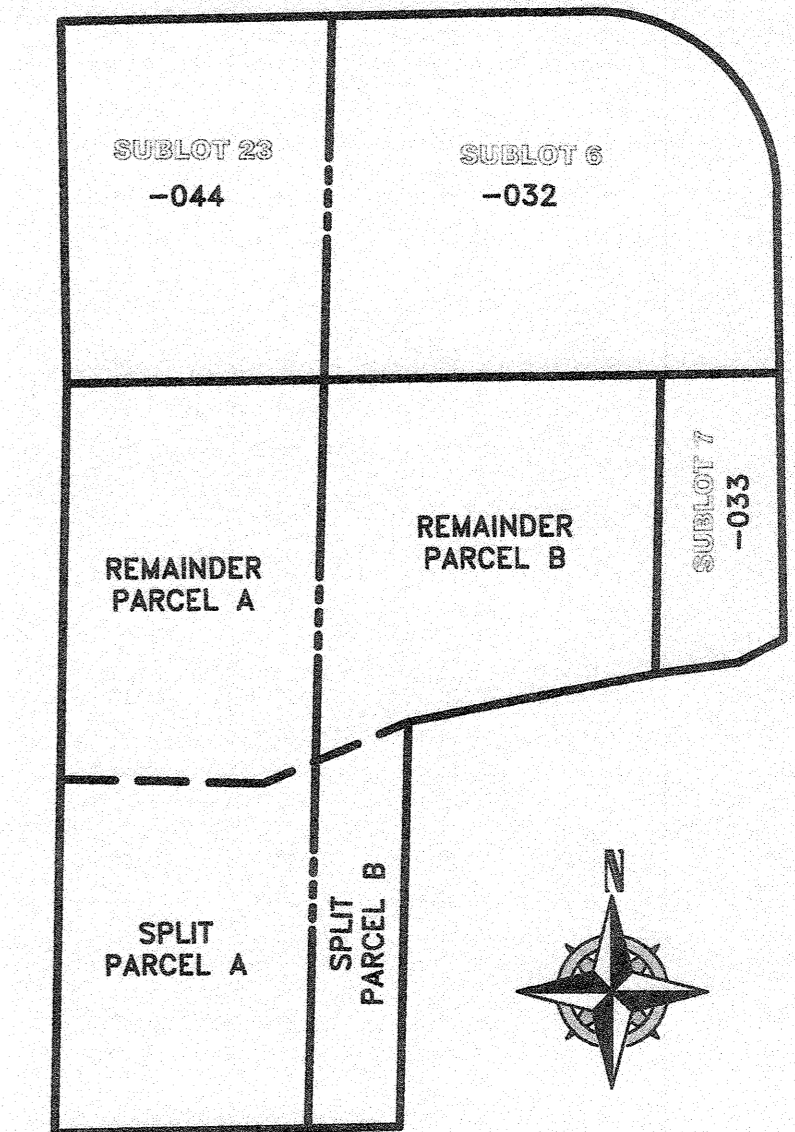
FOR

THE CITY OF ELYRIA

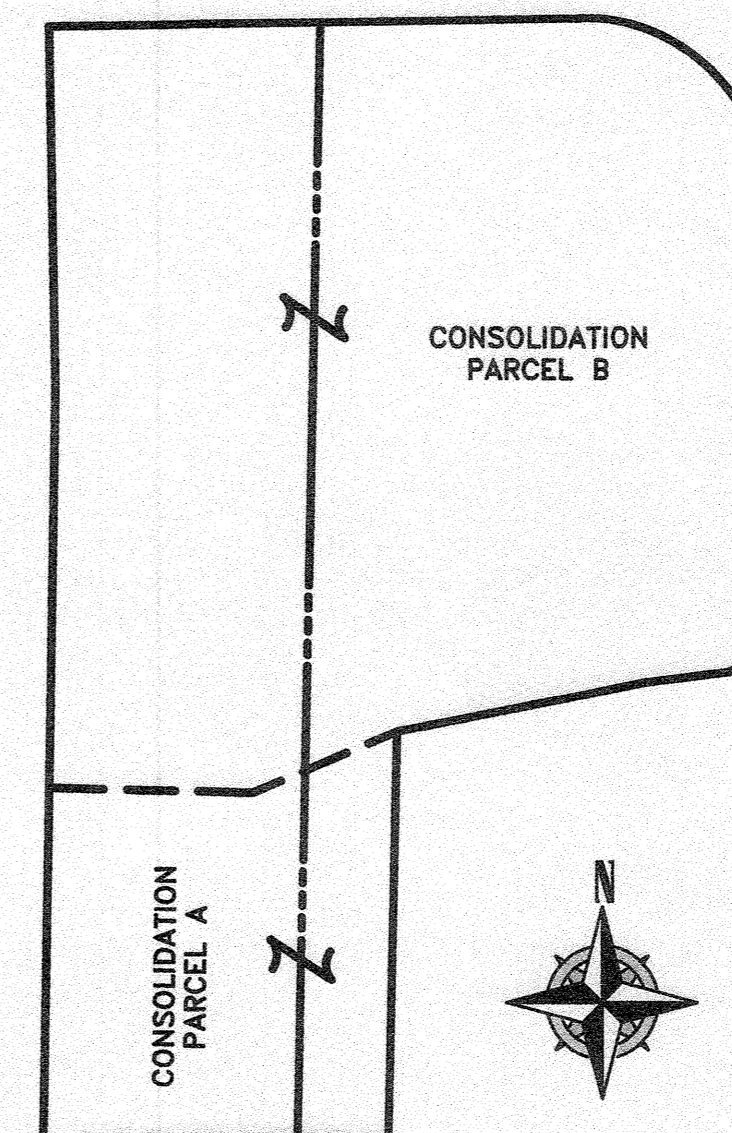
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL LOT 14 & 16, BRACE TRACT ALSO BEING KNOWN AS SUBLOTS 6 & 7 IN CASSELL INDUSTRIAL PARK AND SUBLLOT 23 IN CASSELL INDUSTRIAL PARK PHASE 2.



PRE-SPLIT PARCEL SUMMARY  
- NOT TO SCALE -



POST-SPLIT PARCEL SUMMARY  
- NOT TO SCALE -



POST-CONSOLIDATION PARCEL SUMMARY  
- NOT TO SCALE -

CURVE REFERENCE TABLE				
CURVE	ARC RADIUS	CHORD BEARING	TANGENT	DELTA
C-1	39.27' (R.&U.)	35.36 (R.&U.)	25.00' (R.&U.)	90°00'00"
C-2	104.33' (R.&U.)	104.23 (R.&U.)	52.26 (R.&U.)	08°37'38"
C-3	95.29' (R.&U.)	95.20 (R.&U.)	47.74 (R.&U.)	08°37'38"
C-4	188.50' (R.&U.)	189.71 (R.&U.)	120.00 (R.&U.)	90°00'00"
C-5	235.62' (R.&U.)	212.13 (R.&U.)	150.00 (R.&U.)	90°00'00"
C-6	99.81' (R.&U.)	99.72 (R.&U.)	50.00 (R.&U.)	08°37'38"
C-7	99.81' (R.&U.)	99.72 (R.&U.)	50.00 (R.&U.)	08°37'38"

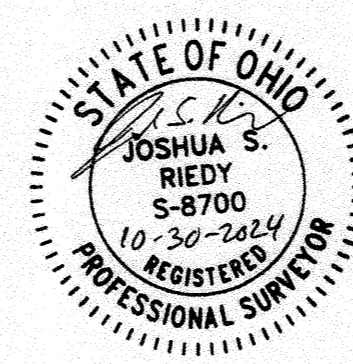
LINE REFERENCE TABLE		
LINE	100.00' (R. & U.)	BEARING
L-1	100.00'	N 00°57'22" W
L-2	30.02'	N 00°57'19" E
L-3	53.48'	N 89°02'38" E
L-4	45.00'	N 00°57'22" W
L-5	15.00'	N 00°57'22" W
L-6	33.54'	S 62°28'49" W
L-7	55.04'	S 82°47'20" W
L-8	102.14' (C)	S 79°03'51" W
L-9	64.28' (C)	S 79°03'51" W
L-10	78.20' (R. & U.)	S 89°14'33" W
L-11	173.83' (C)	N 00°57'23" W
L-12	117.32' (C)	N 00°57'23" W

**LEGEND:**

- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH CAP STAMPED "Rafter A LTD"
- ☒ MONUMENT BOX FOUND AS NOTED
- ⊗ D.H.S. DRILL HOLE SET
- ⊙ P.K.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND

**REFERENCES**

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- PLAT OF SURVEY (ANNEXATION MAP) PREPARED BY KS ASSOCIATES, SEPT. 17, 2001 FOR THE CITY OF ELYRIA
- PLAT OF SURVEY (ANNEXATION MAP) PREPARED BY KS ASSOCIATES, JAN. 19, 2000 FOR THE CITY OF ELYRIA
- LOT SPLIT SURVEY PREPARED BY RAFTER A LTD, NOV. 26, 2019 FOR THE CITY OF ELYRIA
- LOT SPLIT SURVEY PREPARED BY THOMAS SIMON & ASSOCIATES, INC., MAY 17, 2018 FOR THE BILLY S. ROWLAND 2002 TRUST
- PLAT OF SURVEY PREPARED BY KS ASSOCIATES, APRIL 20, 1990

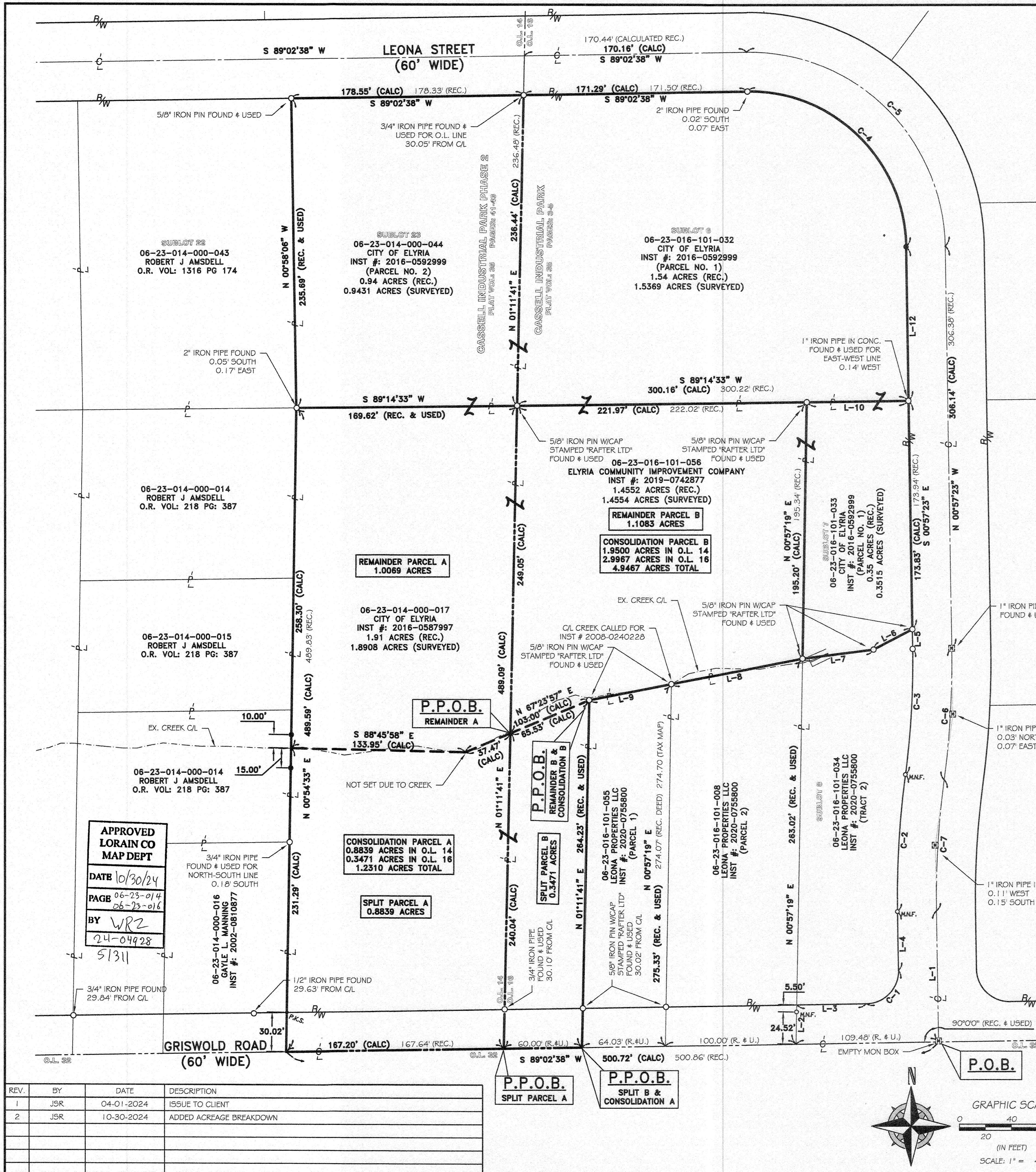
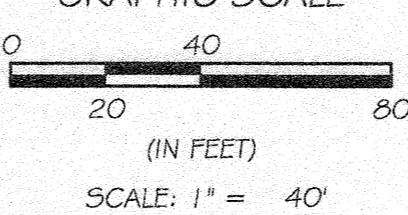


**BASIS OF BEARINGS**

BASIS OF BEARING IS A PORTION THE CENTERLINE OF GRISWOLD ROAD WHICH IS ASSUMED TO BE S 89°02'38" W AND IS USED TO DESCRIBE ANGLES ONLY.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN NOVEMBER OF 2019, FEBRUARY OF 2020, AND MARCH OF 2024.

**GRAPHIC SCALE**



REV.	BY	DATE	DESCRIPTION
1	JSR	04-01-2024	ISSUE TO CLIENT
2	JSR	10-30-2024	ADDED ACREAGE BREAKDOWN

APPROVED  
LORAIN CO  
MAP DEPT  
DATE 10/30/24  
PAGE 06-23-014  
06-23-016  
BY WRZ  
24-04928  
51311

**LOT SPLIT & CONSOLIDATION SURVEY**  
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL LOT 14 & 16, BRACE TRACT ALSO BEING KNOWN AS SUBLOTS 6 & 7 IN CASSELL INDUSTRIAL PARK AND SUBLLOT 23 IN CASSELL INDUSTRIAL PARK PHASE 2.

**RAFTER A, LTD**  
LAND SURVEYING & ENGINEERING  
Office: 440-458-6294 10980 LaGrange Road  
Fax: 440-458-4483 Elyria, Ohio 44035  
www.RafterA.com

DRAWN BY: JSR CHECKED BY: BDA  
JOB No: 3403-23 SHEET 1 of 1