LOT SPLIT PLAT
FOR
HENDRIKA RIEMER

SITUATED IN THE CITY OF VERMILLION, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 22

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100 ft.

NORTH

LEGEND

STONE DRILL HOLE	◉	5/8" IRON PIN JET	●
IRON PIN OR PIPE	○		
CENTERLINE	℄		
PROPERTY LINE	P.L.		
RIGHT-OF-WAY LINE	R/W		
EASEMENT LINE			

REC.	RECORD	VOL.	VOLUME
Dd.	DEED	PG.	PAGE
CALC.	CALCULATED	C.L.F.	CHAIN-LINK FENCE
OBS.	OBSERVED	CONN.	CONNECTION
ENCR.	ENCROACHES	S.F.	SQUARE FEET
CLR.	CLEARS	P.O.B.	PLACE OF BEGINNING
ADJ.	ADJACENT	P.P.O.B.	PRINCIPAL PLACE OF BEGINNING
CNTY.	COUNTY		

BASIS OF BEARING:
Basis of bearing for this survey is S 88°42'33" W as the centerline of State Route 2 as shown determined by state plan coordinates.

P.P.N 01-00-022-104-039 & -040

NORFOLK SOUTHERN RAILROAD

5/8" I.Pin Set w/ Cap No. "BLR S-7774"

228.51' CALC.

N 75°56'03" W 804.81' CALC. 856.33' OBS. 627.82' CALC.

154.66' CALC. N01°04'34"W

GROUND WATER STORAGE AREA 1.4230 Ac.

N75°56'03"W 296.20' CALC.

S01°19'34"E 98.65' CALC

N75°56'03"W 332.99' CALC.

S01°41'26"E 56.11' CALC.

01-00-022-104-039 1.42A.

LOT 22 LOT 23

N 01°17'55" W 1102.84' OBS.

1-1/4" I.Pin Mon. Fd. & USED

RALPH L. LEIMBACH & ALIDIA M. LEIMBACH PPN. 01-00-022-104-021 VOL. 449, PG. 22 10-04-91

S 89°09'22" E 25 Chains 5 Links (1653.30') Deed 1656.60' CALC.

REM. = -.040 22.90A.

HR-R/W4
997,566 sq. ft.
22.9010 acres

HENDRIKA RIEMER
PPN. 01-00-022-104-031
VOL. 1230, PG. 623
03-11-96
23.96 Acres Deed
24.3241 Acres ACT.
-1.4230 Acres WATER STORAGE
22.9011 Acres TOTAL

0.8477 Acres Contained Inside R/W

N 01°19'34" W 1605.28' OBS.

S 00°18'32" W 534.72' Deed & USED

State of Ohio Highway Easement Vol. 731, Pg. 427

S 01°41'26" E 556.78' 556.87' OBS. CALC.

5/8" I.Pin Set w/ Cap No. "BLR S-7774"

S 88°42'32" W 16.27' CALC.

S 88°42'32" W 83.83' Deed & USED

S02°09'03"E 85.00' CALC.

1-1/4" I.Pin Mon. Fd. & USED

R O A D

B A U M H A R T

RALPH L. LEIMBACH & ALIDIA M. LEIMBACH PPN. 01-00-022-104-027 VOL. 449, PG. 22 10-04-91

N 01°19'34" W 1042.77' OBS. TO 1/A 15 Chains 10 Links (1042.80') Deed & USED

HENDRIKA RIEMER
PPN. 01-00-022-104-029
VOL. 1411, PG. 861
12-31-96
38.54 Acres Deed
38.5572 Acres ACT.

S 01°19'34" E 15 Chains 80 Links (1042.80') Deed & USED 961.64' CALC.

S 00°35'58" W 515.39' Deed 516.11' CALC.

State of Ohio Highway Easement Vol. 1108, Pg. 747

5/8" I.Pin Set w/ Cap No. "BLR S-7774"

S 74°19'21" W 150.69' Deed 148.59' CALC.

STA. 175+43.93 421.92' Lt.

STA. 174+00.00 355.00' Lt.

S 69°55'52" W 264.05' Deed & USED

State of Ohio Highway Easement Vol. 1108, Pg. 747

5/8" I.Pin Set w/ Cap No. "BLR S-7774"

S 66°32'01" W 357.67' Deed & USED

STA. 171+90.00 300.00' Lt.

N 12°32'28" W 2953.07' OBS.

State of Ohio Highway Easement Vol. 731, Pg. 427

S 89°09'29" E 4.61' OBS. N87°33'23"E 232.45' Deed & USED

5/8" I.Pin Set w/ Cap No. "BLR S-7774"

STA. 151+68.44 143.52' Lt.

5/8" I.Pin Set w/ Cap No. "BLR S-7774"

STA. 154+00.00 150.00' Lt.

P.I. = 154+69.02

S 88°40'41" E 550.17' Deed & USED

STA. 159+50.00 125.00' Lt.

N 89°09'21" W 25 Chains 10 Links (1656.60') Deed & USED

5/8" I.Pin Set w/ Cap No. "BLR S-7774"

N 86°04'23" E 869.71' Deed & USED

5/8" I.Pin Set w/ Cap No. "BLR S-7774"

STA. 168+18.72 165.00' Lt.

LOT 22 LOT 27 LOT 23 LOT 26

152+00 154+00 156+00 158+00 160+00 162+00 164+00 166+00 168+00 170+00 172+00 174+00 176+00 178+00 180+00 182+00 184+00 186+00 188+00 190+00 192+00 194+00 196+00 198+00 200+00 202+00 204+00 206+00 208+00 210+00 212+00 214+00 216+00 218+00 220+00 221+00

637.11' OBS. 1000.14' OBS.

S 88°42'33" W

3/8" I.Pin in Conc. 0.03' N., 0.16' W.

3/8" I.Pin in Conc. 0.13' N.

3/8" I.Pin in Conc. Fd. & USED

3/4" I.Pin Mon. Fd. & USED

STA. 207+93.86

STATE ROUTE 2

CURVE DATA S.R. 2
△ = 2°01'10" Rec.
R = 22,918.31' Rec.
L = 807.78' Rec. 807.76' CALC.
T = 403.03' Rec. 403.92' CALC.
C = 807.72' CALC.

CURVE DATA S.R. 2
△ = 2°01'10" Rec.
R = 22,918.31' Rec.
L = 807.78' Rec. 807.76' CALC.
T = 403.03' Rec. 403.92' CALC.
C = 807.72' CALC.

ACCEPTANCE

I, Hendrika Riemer, owner of the land embraced within his plat, do hereby declare this plat to be her free act and deed as said land owner and do hereby accept this Lot Split Plat.

Hendrika Riemer

Witness

Witness

State of _____ } SS:
County of _____ }

Before me, a Notary Public in and for said County and State personally appeared the above named Hendrika Riemer, who acknowledged that she did execute the foregoing instrument and that the same is her free act and deed, as said land owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand this _____ day of _____, 2000.

Notary Public

#00489

APPROVED LORAIN COUNTY MAP DEPT.
DATE 9-20-00
PAGE 100-022-B
BY T. SPLUMAN T. McNAIR
00489

SURVEY CERTIFICATION
This plat was prepared from a field survey, analysis of recorded plats, deeds, and survey records. Bearings shown are to an assumed meridian and are intended to denote angles only. Distances shown are in feet and decimal parts therof. All of which I certify to be correct to the best of my knowledge. Monumentation was found or set at all property corners. 5/8" Iron Pins 30" long set were capped with "BLR S-7774".

Bruce L. Robinson, P.S. P.S. No. 7774 9/20/00 Date

STATE OF OHIO BRUCE L. ROBINSON 7774 REGISTERED PROFESSIONAL SURVEYOR

B.L. ROBINSON ENGINEERING & SURVEYING CO.
1680 AKRON-PENINSULA ROAD, SUITE 201, AKRON, OHIO 44313
OFFICE: (330) 926-0190 FAX: (330) 926-0191
E-MAIL: BLR@blrobinson.net

JOB NO. A1087 PAGE 1 OF 1

THIS COPY RETYPED 9/20/00 @ 2:45

C:\BLR\dwg\A-JOBS\A1087\A1087LS-RIEMER.dwg 09/20/2000 chris 11:05