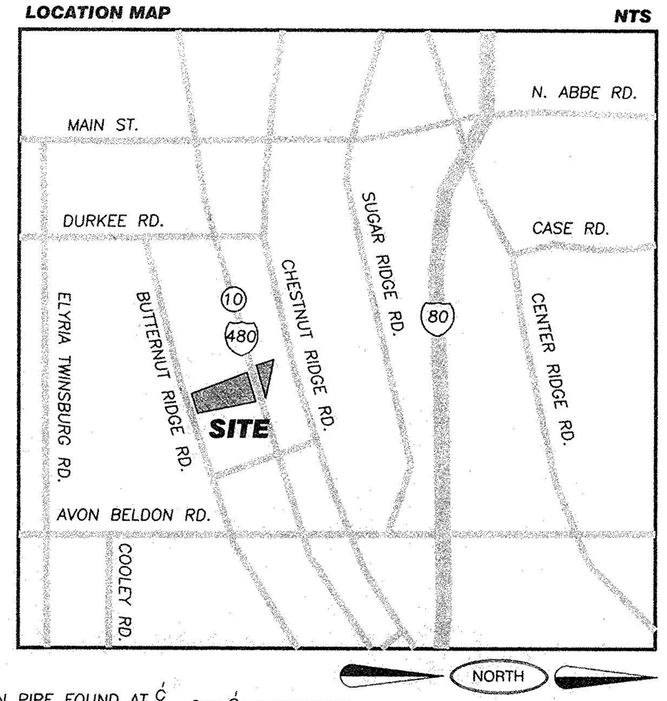
BOUNDARY SURVEY AND LOT SPLIT

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, AND STATE OF OHIO, AND BEING PART OF ORIGINAL EATON TOWNSHIP LOT NOS. 51 AND 70, TOWNSHIP 5–N RANGE 16–W
AND BEING THOSE PARCELS OF LAND AS DESCRIBED IN O.R. VOL. 1392, PAGE 616 AS RECORDED IN THE LORAIN COUNTY RECORDS
PREPARED FOR JENNIFER DURDAK

LOCATION MAP NTS



SURVEYOR'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NOS. 51 & 70, TOWNSHIP 5–N, RANGE 16–W AND BEING THOSE PARCELS OF LAND AS DESCRIBED IN O.R. VOL. 1392, PAGE 616 AS RECORDED IN THE LORAIN COUNTY RECORDS. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP AND THAT SAID MAP IS CORRECT.

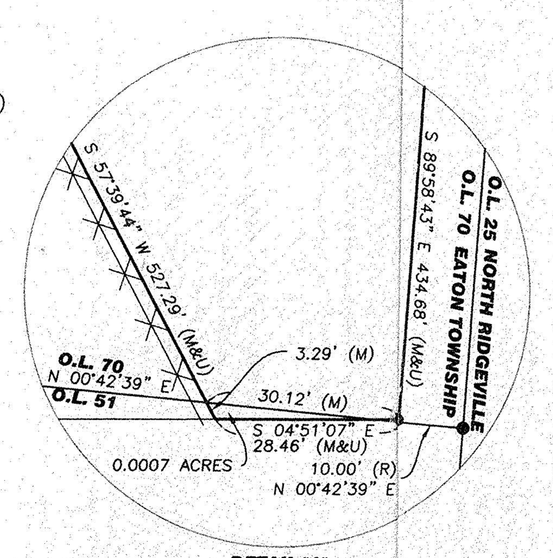
MICHAEL C. BRAMHALL
REGISTERED SURVEYOR NO. 8073

STATE OF OHIO · MICHAEL C. BRAMHALL 8073 · REGISTERED PROFESSIONAL LAND SURVEYOR

#00543 APPROVED LORAIN CO. ENG. DEPT. Plat100 T. SPILLMAN 00543

LEGEND OF SYMBOLS

- POWER POLE
- TREE
- FENCE
- CATCH BASIN
- IRON PIPE FOUND
- 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL" OR PK NAIL SET
- R, M, U — RECORDED, MEASURED, USED
- T.P.O.B. — TRUE PLACE OF BEGINNING
- SPLIT PARCEL



DETAIL "A"

PRINTED NOV 28 2000

IRON PIPE FOUND AT ℄ INTERSECTION OF ARCHER ROAD AND BUTTERNUT RIDGE ROAD.

℄ ARCHER ROAD

RICHARD & RAE VARGA
11–00–070–000–060
O.R. 980 PAGE 508

1427.10' (R) ℄ TO NORTHERLY LINE O.L. 70 VOL. 1271 PAGE 805 PARCEL #1 (WARDEN ETAL 9/10/1925)

THIS LINE DESCRIBED IN A DEED TO FORMER OWNER JACK OSWALD VOL. 1271 PAGE 805 PARCEL #1 LORAIN COUNTY RECORDS

STA. 913+62.84 150' RT.

STA. 914+59.93 S.R. 20/10 ℄

178.68' (R)

172.72' (R)

189.55' (R)

STA. 915+53.78 145' LT.

STA. 915+50 120' RT.

RICHARD & RAE VARGA
11–00–070–000–060
O.R. 980 PAGE 508

310.69' (M&U) N 01°33'15" E

3/4" IRON PIPE FOUND & USED

10.00'

PARCEL # 196–WL
STATE OF OHIO
11–00–070–000–068
11–00–051–000–043
VOL 1096 PG 481
3.26 ACRES (O.L. 70)
0.14 ACRES (O.L. 51)
3.40 ACRES (TOTAL)
FROM BUCK TO STATE OF OHIO 1974

1.7015 ACRES (CALC O.L. 70)
0.0007 ACRES (CALC O.L. 51)
1.7022 ACRES (TOTAL)

THIS AREA OF LAND TO BE SPLIT FROM PARCEL #1 AS DESCRIBED IN O.R. VOL. 1392 PG 616 OF LORAIN COUNTY RECORDS AND INCLUDED WITH EASTERLY PROPOSED SPLIT PARCEL.

11–00–070–000–102

789.48' (R) VOL. 1229 PG 471–(FLANIGAN 1993)

23.48' (R) VOL. 1229 PG. 471

DAVID A. & ANITA M. EDWARDS
11–00–070–000–107
OR VOL 1229 PG 471

69.83 (M&U) 63.48' (R) VOL. 1229 PG. 471

3/4" IRON PIPE FOUND & USED

EXISTING CHAINLINK FENCE

S 57°39'44" W 527.29' (M&U)

S 89°58'43" E 434.68' (M&U) 434.56' (R) VOL. 1271 PG.805 "OSWALD" & VOL. 1392 PG. 616

NORTH RIDGEVILLE EATON TOWNSHIP

S.R. 20/10

524.00'

PK NAIL SET

3/4" IRON PIPE FOUND

N 08°35'07" W 757.19' (M&U) 756.99' (R) VOL. 1229 PG 471 (FLANIGAN 1993)

REMAINDER PARCEL
2.5140 ACRES (CALC) REMAINDER

MARK A. & JENNIFER L. DURDAK
11–00–070–000–106
OR VOL 1392 PG 616

EXISTING DWELLING

CONCRETE PAD

EXISTING GARAGE

PROPOSED LOT SPLIT LINE

S 12°41'55" E 513.13' (M&U)

PROPOSED LOT SPLIT LINE

STA. 917+50 120' RT.

3/4" IRON PIPE FOUND & USED

N 57°39'44" E 156.52' (R)

200' (R)

36.64' (M&U)

THOMAS & BRENDA MILLER
11–00–070–000–032
INSTRUMENT NO. 97–0508630

SPLIT PARCEL
0.8416 ACRES (CALC O.L.70)
1.3111 ACRES (CALC O.L.51)
2.1526 ACRES (TOTAL)
3.8548 ACRES (TOTAL SPLIT)

S 00°41'54" E 253.88' (M&U)

EXISTING SLAG DRIVE

T.P.O.B.

INTERSECTION OF THE EASTERLY LINE OF O.L. 70 AND THE CENTERLINE OF BUTTERNUT RIDGE ROAD.

38.56' (M)

5/8" REBAR SET WITH CAP STAMPED "BRAMHALL" (ON SPLIT LINE)

5/8" REBAR SET WITH CAP STAMPED "BRAMHALL"

PK NAIL SET

N 00°42'39" E 801.66' (M&U) 801.99' (R) ℄ TO SOUTHERLY R.O.W. S.R. 20/10

O.L. 70
O.L. 51

MARK A. & JENNIFER L. DURDAK
11–00–051–000–044
OR VOL 1392 PG 616
PARCEL #2 1.32 ACRES (RECORD)
1.3111 ACRES (CALC.)

N 69°27'14" E 172.47' (R) 172.38' (M&U)

134.38' (M&U)

SHRUB ROW

1179.77' (R) TO ℄ VOL. 1271 P. 805 PARCEL #2

1179.10' (R) TO ℄ VOL. 1271 P. 805 & VOL. 1392 P. 616 PARCEL #1

STA. 919+18.88 155' RT.

EXISTING CHAINLINK FENCE

STATE OF OHIO
11–00–051–000–043
VOL 1096 PG 481

38.00' (R&U)

STA. 920+74.61 145' LT.

10.00' (R) N 00°42'17" E

3/4" IRON PIPE FOUND & USED NORTHEASTERLY CORNER OF O.L.70

S 04°47'52" E 755.97' (M&U) 756.09' (R)

283.26' (R&M)

3/4" IRON PIPE FOUND

1121.60' (R) FROM N.E. CORNER O.L. 70 TO ℄ VOL. 1271 P. 805 PARCEL #2 (HOLLIS 1947)

1121.30' (R) VOL. 998 P. 769 (CUNNINGHAM 1970)

434.21' (M&U) 434.32'(R)

FRED & CAROLE KILBY*
11–00–051–000–046
OR VOL 998 PG 769

*NOTE: THIS DEED CONTAINS AN APPARENT ERROR IN THE METES & BOUND LEGAL DESCRIPTION.

3/4" IRON PIPE FOUND & USED

S 04°51'07" E 336.91' (R&U)

STATE OF OHIO
11–00–051–000–045

STA. 919+99.34 S.R. 20/10 ℄

28.46' (M) S 04°51'07" E

3/4" IRON PIPE FOUND & USED

SEE DEATIL "A"

O.L. 51

PK NAIL SET

3/4" IRON PIPE FOUND

S 60°28'00" W 136.15' (R&U)

S 60°28'00" W 125.00' (R&U)

38.51' (M)

PK NAIL SET

BUTTERNUT RIDGE ROAD (A.K.A CLEVELAND-OBERLIN RD.) (60')

1913.20' (M)

503.06' (R) V. 1271 P. 805

184.74' (R) V 1212 P330

℄ EXISTING ASPHALT ROADWAY

BW

BW

GRAPHIC SCALE
0 50
25 100
(IN FEET)
1 IN. = 50 FT.

NORTH

BOUNDARY AND LOT SPLIT SURVEY
36488 BUTTERNUT RIDGE ROAD
ELYRIA, OHIO 44035
SITUATED IN THE TOWNSHIP OF EATON,
COUNTY OF LORAIN, STATE OF OHIO
BEING PART OF ORIGINAL EATON TWP. LOTS NO. 51 & 70

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 00–689

REVISIONS
5/9/00 ISSUE 0

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