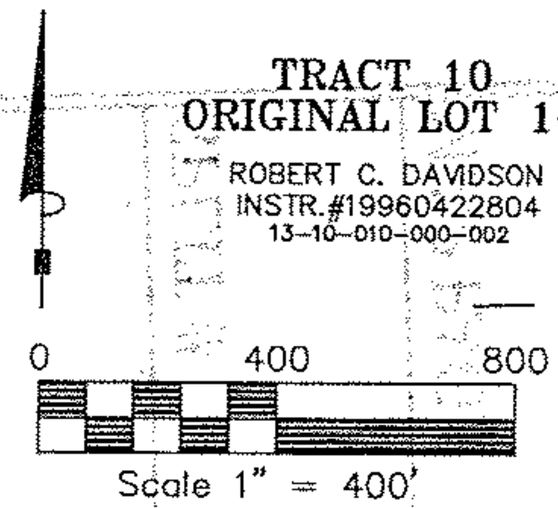
SURVEY PLAT PREPARED FOR

JOHN A. KOSIK, TRUSTEE OF THE KOSIK FAMILY REVOCABLE LIVING TRUST

SITUATED IN THE TOWNSHIP OF CAMDEN, COUNTY OF LORAIN, STATE OF OHIO.

BEING ALL OF THE WEST 1/2 AND A PART OF THE EAST 1/2 OF ORIGINAL CAMDEN TOWNSHIP LOT 25, TRACT 10, AND ALL OF ORIGINAL CAMDEN TOWNSHIP LOT 24, TRACT 10, TOWNSHIP 4 NORTH, RANGE 19 WEST, CONNECTICUT WESTERN RESERVE LANDS. BEING ALL OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED IN A DEED (AFFIDAVIT OF TRUSTEE AND MEMORANDUM OF TRUST, JOHN A. KOSIK, TRUSTEE) RECORDED IN INSTRUMENT NUMBER 20050076874, LORAIN COUNTY RECORDER'S OFFICE, ELYRIA, OHIO.



Scale 1" = 400'

BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE TO BE USED TO DENOTE ANGLES ONLY.
THE WEST LINE OF ORIGINAL LOT 25 IS ASSIGNED A BEARING OF S 00°29'49" W AS RECORDED IN THE DEED TO REGIS A. KLINGSHIRN IN INSTR.#20000694480.
ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

SUMMARY OF ACREAGES

77.773 AC. (ALL OF 13-10-024-000-001)
+44.524 AC. (ALL OF 13-10-025-000-001)
+33.589 AC. (ALL OF 13-10-025-000-004)
155.886 ACRES TOTAL

LEGEND

(R) RECORD DISTANCE
(S) SURVEY DISTANCE
● MONUMENT SET (5/8" REBAR W/ CAP)
○ MONUMENT FOUND (5/8" REBAR)
⊗ MONUMENT FOUND (3/4" I.PIPE)
◎ MONUMENT FOUND (1/2" REBAR)
-XX- FENCE
△ RAILROAD SPIKE FOUND
⊗ MAGNETIC NAIL FOUND (MAG NAIL)
(48612) ADDRESS (48612 STATE ROUTE 303, OBERLIN, OH. 44074)

Ⓐ – ADAM J. WOODRUM & AMANDA J. KOHLOFF INSTR.#20030915050
Ⓑ – BERNARD D. & CAROL HOLCOMB INSTR.#20020875014
Ⓒ – FRANK F. & REBECCA S. UNDERWOOD O.R.V. 781 PG. 241

STATE OF OHIO
VICTOR A. MORRIS S-7347 REGISTERED PROFESSIONAL SURVEYOR

NOTE:
1.)SUBJECT TO ALL EASEMENTS, LEASES, CONDITIONS, COVENANTS, AND RIGHT-OF-WAY OF RECORD. IN ADDITION, ANY "WETLAND AREAS", WHICH MAY EXIST, WERE NOT DETERMINED BY THIS SURVEY.

REFERENCES USED:
DEEDS AS SHOWN
COUNTY TAX MAPS
ODOT R/W PLANS
SURVEYS OF RECORD

TRACT 10
ORIGINAL LOT 10
ROBERT C. DAVIDSON
INSTR.#19960422804
13-10-010-000-002

TRACT 10
ORIGINAL LOT 9
WOODRUM FARMS, LLC
INSTR.#20020812498
13-10-009-000-002

28" OAK TREE (DEAD) W/FENCE
N 88°29'42" E 1677.61' (S) TOTAL
REFERENCE MONUMENT SET N 88°29'42" E; 15.00' FROM CORNER

ROBERT C. DAVIDSON
INSTR.#19960422804
13-10-023-000-002

N 00°35'32" E 1973.40' (S)

TRACT 10
ORIGINAL LOT 24
THE KOSIK FAMILY REVOCABLE LIVING TRUST
JOHN A. KOSIK, TRUSTEE
INSTR.#20050076874

13-10-024-000-001

TRACT 10, O.L. 24
13-10-024-000-001
77.773 AC. (BY SURVEY)

S 01°17'48" E 1989.66' (S)

(PARCEL 3)
14-00-051-000-003

DOVIN LAND CO., LLC
INSTR.#20010744975

(PARCEL 4)
14-00-070-000-001

CAMDEN TOWNSHIP

PITTSFIELD TOWNSHIP

(PARCEL 5)
14-00-070-000-002

(PARCEL 1)
14-00-070-000-004

155.886 ACRES
(BY SURVEY)

TRACT 10, O.L. 25
13-10-025-000-004
33.589 AC. (BY SURVEY)

S 01°16'08" E 1344.64' (S)

WEST 1/2

EAST 1/2

TRACT 10
ORIGINAL LOT 25
THE KOSIK FAMILY REVOCABLE LIVING TRUST
JOHN A. KOSIK, TRUSTEE
INSTR.#20050076874

REGIS ALFONS KLINGSHIRN
INSTR.#20000694480
13-10-026-000-002

N 00°29'48" E 2190.04' (R,S) TOTAL

13-10-025-000-001

13-10-025-000-004

TRACT 10, O.L. 25
13-10-025-000-001
44.524 AC. (BY SURVEY)

DRAINAGE DITCH

S 57°25'16" W 550.16' (R,S)
GUTHRIE CREEK
POND
25.00' (R,S)

S 46°21'11" W 585.91' (R,S)

SHAWN KENNEY
INSTR.#20060153793
13-10-025-000-003
13-09-009-000-004

S 01°16'08" E 928.50' (R,S) TOTAL

(PARCEL 1)
14-00-071-000-001

POINT OF BEGINNING FOR 155.886 ACRE PARCEL

30.02' (R,S)

S 00°26'35" E 152.87' (R,S) TOTAL

30.00'(R,S)
S 88°42'42" W 905.06' (S)

S 88°42'42" W 312.85' (R,S)

48612

WAKEMAN-LAGRANGE-RICHFIELD ROAD
STATE ROUTE 303
(60' R/W)

30.00' (R,S)
30.01' (R,S)

Ⓐ Ⓑ Ⓒ

40.01' (R)
40.37' (S)
157.00' (R)
20.21' (R)
422.57' (R)
599.78' (R,S)
30.38' (R,S)
1"IRON PIN

S 88°42'42" W 26.97' (R,S)

(60' R/W)
ROWELL ROAD

TRACT 9
ORIGINAL LOT 9

#02529

APPROVED
LORAIN CO.
11-14-06

Victor A. Morris 11-14-06
VICTOR A. MORRIS P.S.#7347 DATE

MORRIS & ASSOCIATES, INC. 2-24-08

THIS PLAT WAS PREPARED FROM RECORD INFORMATION AND AN ACTUAL FIELD SURVEY OF THE PREMISES IN APRIL AND OCTOBER OF 2006.

13-10-024-000-001

File Name: C:\SURVEY\2006\SEPT\06090026

13-B

BY JHatfield

#08-02529

MORRIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
40 WEST LOCUST ST., SUITE 22A, NEWARK, OHIO, 43055
PHONE 740-349-7144 FAX 740-349-7155