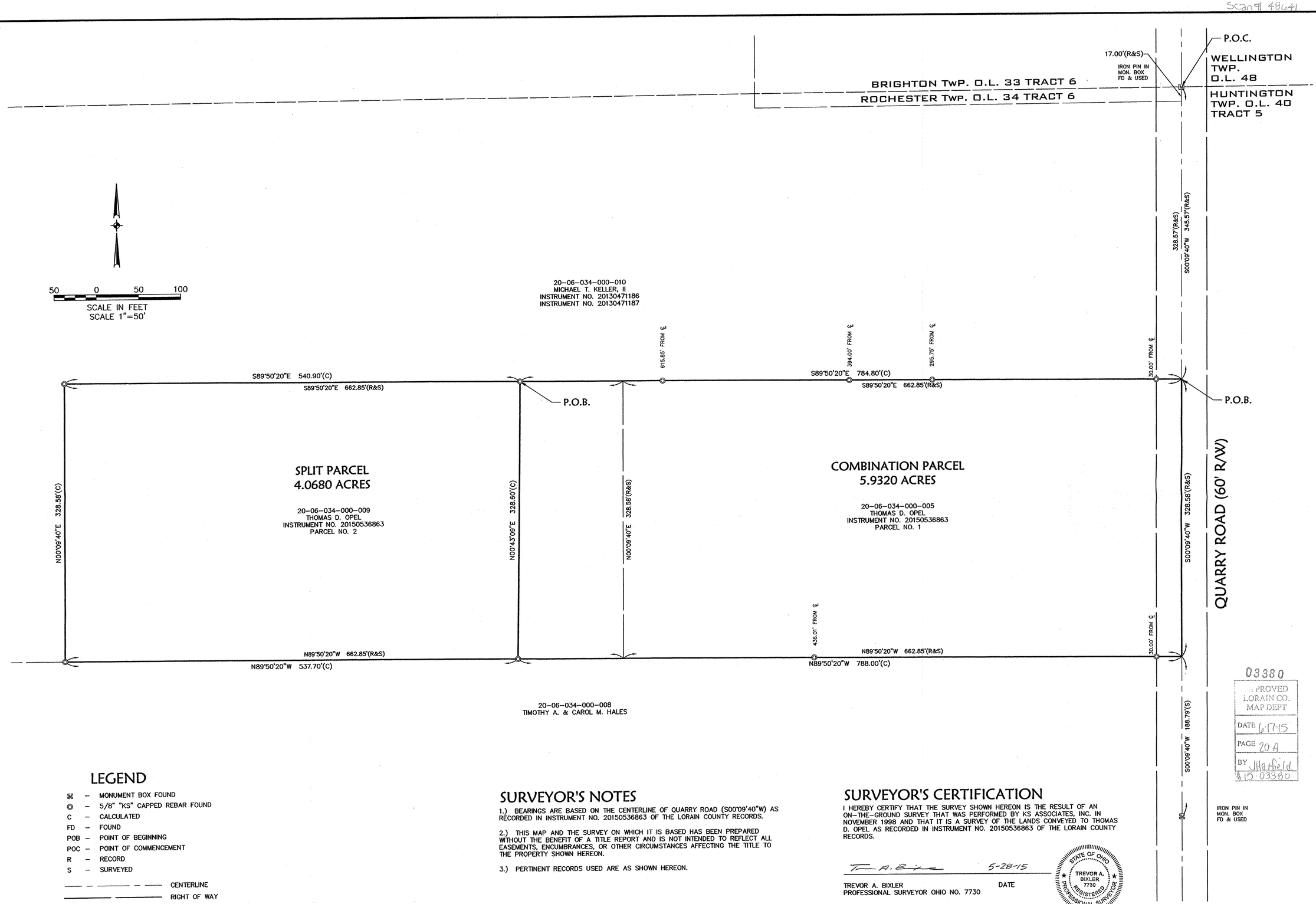
20-06-034-000-011, -012, -013
Scan# 48641



03380
APPROVED
LORAIN CO.
MAP DEPT
DATE 6-17-15
PAGE 20-A
BY JHatfield
15-03380

LEGEND

- ▣ – MONUMENT BOX FOUND
- ◎ – 5/8" "KS" CAPPED REBAR FOUND
- C – CALCULATED
- FD – FOUND
- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCEMENT
- R – RECORD
- S – SURVEYED

CENTERLINE
RIGHT OF WAY
PROPERTY LINE
ORIGINAL LOT/TRACT LINE

SURVEYOR'S NOTES

1.) BEARINGS ARE BASED ON THE CENTERLINE OF QUARRY ROAD (S00°09'40"W) AS RECORDED IN INSTRUMENT NO. 20150536863 OF THE LORAIN COUNTY RECORDS.

2.) THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS NOT INTENDED TO REFLECT ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON.

3.) PERTINENT RECORDS USED ARE AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT WAS PERFORMED BY KS ASSOCIATES, INC. IN NOVEMBER 1998 AND THAT IT IS A SURVEY OF THE LANDS CONVEYED TO THOMAS D. OPEL AS RECORDED IN INSTRUMENT NO. 20150536863 OF THE LORAIN COUNTY RECORDS.

T. A. Bixler 5-28-15

TREVOR A. BIXLER
PROFESSIONAL SURVEYOR OHIO NO. 7730

DATE

STATE OF OHIO
TREVOR A. BIXLER
7730
REGISTERED
PROFESSIONAL SURVEYOR

BY	DESCRIPTION	DATE
	REVISIONS	

DATE: 5/28/2015
DRAWN BY: TAB
CHK'D BY:
DWG. NAME: OPEL.dwg
PATH: R:\MISC\OPEL
F.B. 504

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES

PARCEL SPLIT AND COMBINATION

PART OF ORIGINAL ROCHESTER TOWNSHIP LOT NO. 34 TRACT NO. 6
TOWNSHIP OF ROCHESTER COUNTY OF LORAIN
STATE OF OHIO

SHEET 1 OF 1

JOB NO. OPEL