PARSONS ROAD 60'
(A PUBLIC RIGHT-OF-WAY)

PLAT OF LOT SPLIT
AND
CONSOLIDATION
OF
14612 INDIAN HOLLOW ROAD
PARCEL NO. 15-00-010-000-039
PARCEL NO. 15-00-009-000-006
CREATING
PARCEL "A" AND "B"
TOWNSHIP OF LAGRANGE, OHIO

Situated in the Township of LaGrange, County of Lorain and State of Ohio and known as being part of the Original LaGrange Township Lot Nos. 9 and 10.

OWNERS ACCEPTANCE

I, the undersigned owner of the land shown hereon, do hereby accept this Plat of Lot Split of the same.

_____
Timothy J. Randall

NOTARY

State of _____ }
County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ this _____ day of _____, 2016.

_____
Notary Public

_____
My commission expires

LEGEND

M = Monument Box Found	℄ = Centerline
O = Iron Pin or Pipe Found	ℙ = Property Line
● = 5/8" Iron Pin Set	⊛ = Easement No.
◎ = Drill Hole Set / Found	ⓔ = Encroachments
+ = P.K. Nail Set / Found	ⓥ = Violations

Parcel line
Original Subdivision Line
Original Lot / Section Line
Centerline
Property Line
Right-of-way Line
Easement Line
Railroad Tracks
Wood Fence Line
Chain Link Fence
Woven Fence Line

A	Arc Length	Obs.	Observed
A.F.N.	Auditor's File Number	O.R.	Official Record
Adj.	Adjacent	Ord.	Ordinance
Asph.	Asphalt Pavement	P.P.N.	Permanent Parcel Number
Bldg.	Building	P.O.B.	Place of Beginning
Calc./C.	Calculated	P.O.C.B.	Point of Commencing Beginning
L.C.G.M.R.	Lorain County Map Records	Pcl.	Parcel
Cr.	Cherry	Prop.	Proposed
Conc.	Concrete	Prop.	Property
C.L.F.	Chain Link Fence	Pg.	Page
Doc.	Document	Res.	Residence
D.V.	Deed Volume	R/W	Right-of-Way
Encr.	Encroachment	Rec./R.	Record
E.	East	S/L	Sublot
Frm.	Frame	Sq.Ft.	Square Feet
Gar.	Garage	Sty.	Story
H.N.	House Number	Stn.	Stone
Inst.	Instrument	Stk.	Stucco
L.C.A.	Limited Common Area	Tel.	Telephone
Meas./M.	Measured	Typ.	Typical
N.	North	Vol.	Volume
N/A	Not Available	W.	West
O.L.	Original Lot		

BASIS OF BEARINGS

The centerline of Parsons Road as North 89°30'00" East as shown Boundary Survey by KS Associates Inc. dated October 1988.

REFERENCE SURVEYS

1. Plat of Boundary Survey by Richard A. Fredrickson, P.S. 8205, dated December 2008.
2. Survey for Albert Bring Etal by Warden Loundon Civil Engineers, dated April 1925 (ALBERT)
3. Map of 3.982 Acre Split for Hugh Followay by John R. Hamilton, P.S. 6861, Dated June 1985.
4. J.W. Warden & Associates Surveys – Lots "A" through "H", preformed between 1956 and 1957. (Warden)
5. Boundary Survey by KS Associates Inc. , Dated October 1988. (KS)

*** All surveys are from Lorain County Tax Map Department Reference Surveys.***

SURVEY NOTES

1. Southerly most property line is located on the abandon centerline of the Toledo-Norwalk & Cleveland Railroad. Existing barb wire fence was used to establish said property lines. Said fences are also references on the Plat of Boundary Survey performed by Richard A. Fredrickson dated December 2008.
2. Ingress / Egress easement shown hereon grants is for Parcel No. 15-00-009-000-005. No other easements for adjacent parcels to use said easement were provided at the time of survey.
3. No title commitment was provided at the time of survey.
4. Ownership of fences are unknown unless otherwise noted.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

August 10, 2016
Peter J. Gaurilloff P.S. No. 8646 Date

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company–PS6747–PS8646"

County Comments
May 16, 2017

STATE OF OHIO
PETER JOHN GAURILOFF
8646
REGISTERED
PROFESSIONAL SURVEYOR

RIVERSTONE
LAND SURVEYING • ENGINEERING • DESIGN
3800 LAKESIDE AVENUE • SUITE 100
CLEVELAND • OHIO • 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

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See Detail #1
Dimple in Brass Disc in Monument Box Found & Used @ Original Centerline

P.P.O.B. Parcel "A"

S 89°30'00" W 226.32' Calc.–Meas. 226.00' Deed

Original Centerline Per Monuments

226.95' Obs. 226.00' Deed

R/W

1" Iron Pipe Found & Used for Property Line (3.20' North)

1" Iron Pipe Found (Bent (0.34' S, 0.00' E)

Carlisle Township / LaGrange Township

Deed & Warden Surveys – New Centerline

S 89°30'00" W (Basis of Bearing) 727.00' Rec.–Meas.

Original Centerline Per Monuments

89°30'15" Obs. 89°30'00" KS (Original CL)

90°00'00" Warden–Turned (Warden CL)

N 89°29'15" E 1252.85' Obs. (Mon.–Mon.)

J.W. Warden & Associates Survey (1956-1957)

1" Iron Pipe Found (Bent (0.36' S, 0.33' W)

5/8" x 30" Iron Pin Set

35.00' R–M

Parcel No. 15-00-009-000-007 Timothy J. Randall 02-04-2001 Inst. No. 2011-0363484

Parcel No. 15-00-009-000-008 Donald C. Canaday 07-29-2014 Inst. No. 2014-0513026 O.R. Volume 172, Pg. 761

Parcel No. 15-00-009-000-009 Dale E. Bond 03-02-2015 Inst. No. 2015-0536128 O.R. Volume 289, Pg. 668

Parcel No. 15-00-009-000-010 Charles S. Kerr 11-20-1990 Inst. No. 1990-0068724

Parcel No. 15-00-009-000-018 Scott A. Gilbert 04-20-2016 Inst. No. 2016-0568774

Parcel No. 15-00-010-000-002 Mark A. Wolfe 11-21-1983 Inst. No. 2016-0570424

"G" "F" "E" "D" "C" "B" "A"

200.00' Deed–Meas. (to Warden CL)

S 01°30'00" E 200.00' D–M (to CL)

N 01°30'00" W 210.00' Deed–Meas. (to CL)

Parcel No. 15-00-009-000-005 Donald D. Woods Dora G. Woods 03-02-1959 Book Vol. 740, Pg. 595

Parcel A Parcel No. 15-00-009-000-027 Diane L. Palm 01-29-2009 Inst. No. 2009-0282326

Plat of Boundary Survey by Richard A. Fredrickson P.S. 8205

3/4" Iron Pipe Found & Used

109.00' D.–M.

N 89°30'00" E 546.85' Calc.–Meas.

3/4" Iron Pipe Found (0.14' S, 0.03' W)

100.00' D.–M.

5/8" Iron Pin Found & Used

19.85' R–M.

S 89°30'00" W 180.15' Deed–Meas.

3/4" Iron Pipe Found & Used

N 89°30'00" E 466.77' Calc.–Meas.

3/4" Iron Pipe Found (1.16' S, 0.45' E)

88°18'06" Obs. 88°19'42" Deed

1" Iron Pipe Found (0.22' N, 0.04' W)

N 89°30'00" E 80.08' C–M

5/8" x 30" Iron Pin Set

℄ Centerline of Swale

10.00' Rec.–Meas. (to CL)

1" Iron Pipe Found & Used

1" Iron Pipe Found & Used for Property Line (0.30' N, 0.00' E)

5/8" x 30" Iron Pin Set

N 89°30'00" E 232.35' Calc.–Meas. 233.70' Deed

Parcel "B"

Total	9.1028 Acres	396,521 Sq.Ft.
Within R/W	0.1707 Acres	7,439 Sq.Ft.
Net	8.9321 Acres	389,082 Sq.Ft.
Within O.L. 10	3.2213 Acres	140,322 Sq.Ft.
Within O.L. 9	5.8815 Acres	256,199 Sq.Ft.
Parcel B Total	9.1028 Acres	396,521 Sq.Ft.

(Includes R/W of Indian Hollow Road)

EASEMENT NOTE

Swale shown hereon is used for drainage of Parcel "B". In the event of ownership change Parcel "B" retains the right to used and maintain said swale. Swale can not be obstructed in any way unless of agreement is made.

Boundary Survey
KS Associates Inc. (1988)

Parcel No. 15-00-010-000-038
Richard Yingling
Marcia Yingling
05-23-2014
Inst. No. 2014-0505739

Part of Parcel No. 15-00-009-000-006 Timothy J. Randall 02-04-2001 Inst. No. 2011-0363484

1 Story Barn/Garage

Gravel

C.L.F.

1 Story Brick H.N. 14612

Gazebo

O.L. 10

O.L. 9

S 01°21'54" W 398.70' Obs. 398.70' Deed

340.00' Deed

P.P.O.B. Parcel "B"

5/8" Iron Pin Found (0.28' N, 0.17' W)

88°16'42" Obs. 88°19'42" Deed

N 89°30'35" E 547.58' Calc.–Meas. 547.56' KS (to CL)

516.57' Obs. (to R/W)

1" Iron Pipe Found & Used for Property Line (0.00' N, 0.16' West)

5/8" x 30" Iron Pin Set

Parcel "B"

Parcel No. 15-00-010-000-039
Timothy J. Randall
02-04-2001
Inst. No. 2011-0363484

INDIAN HOLLOW ROAD 60'
(A PUBLIC RIGHT-OF-WAY)

S 15°10'39" E 592.34' C–M

S 15°10'39" E 598.82' Obs. 598.80' KS (Angle Point to Angle Point)

228.48' Calc.–Meas. 228.48' KS (Survey)

S 08°01'54" E 182.97' Obs. 182.20' KS (New CL to Angle Point)

182.97' Obs. (Pipe to Angle Point)

Cross Ties Found & Used @ Angle Point

Dimple in Disc in Monument Box Found & Used

S 08°01'54" E 182.97' Obs.

S 08°01'54" E 182.20' Deed

S 08°30'00" W 101.02' Obs.

S 08°30'00" W 100.00' Deed

Cross Ties Found & Used @ Angle Point

5/8" x 30" Iron Pin Set

Cross Ties Found & Used @ Angle Point

1" Iron Pipe Found Bent (0.45' S, 0.40' W)

S 89°23'57" W 613.15' Calc.–Meas. 613.12' KS (to New CL) – 609.81' Deed (to Old CL)

583.04' Calc.–Meas. (to R/W)

5/8" x 30" Iron Pin Set

Parcel No. 15-00-010-000-036 Matthew L. Adams 03-16-2016 Inst. No. 2016-0578470

S 89°36'58" W 462.71' Obs. 461.34' Deed 461.42' (Albert)

1" Iron Pipe Found (0.06' N, 0.13' W)

3/4" Iron Pipe Found & Used

68.53' D.–M.

91°01'00" Deed–Turned

1" Iron Pipe Found & Used

Survey for Albert Bring Etal April 1925

Part of Parcel No. 15-00-009-000-006 Timothy J. Randall 02-04-2001 Inst. No. 2011-0363484

Parcel No. 15-00-009-000-026 John P. Ahart 03-02-2015 Inst. No. 2015-0536128

S 00°36'16" W 1296.76' Deed–Meas. 882.41' Deed

N 00°36'16" E 880.58' Calc.–Meas.

N 00°48'45" W 1153.63' Calc.–Meas.

N 00°48'45" E 602.71' Deed–Meas.

S 01°19'40" W 1153.63' Calc.–Meas.

Parcel A Parcel No. 15-00-009-000-027 Diane L. Palm 01-29-2009 Inst. No. 2009-0282326

Plat of Boundary Survey by Richard A. Fredrickson P.S. 8205

Barb Wire Fence Used for Occupation

Centerline of Abandon Toledo-Norwalk & Cleveland Railroad

5/8" x 30" Iron Pin Set

Formerly Toledo-Norwalk & Cleveland Railroad 100'

Barb Wire Fence Used for Occupation (Survey Notes)

Part of Parcel No. 15-00-009-000-014 Janny W. Grissom Candace M. Fischer 08-31-1994 O.R. Vol. 970, Pg. 355

N 82°15'15" W 369.80' Deed–Meas.

5/8" x 30" Iron Pin Set

DETAIL #1

Details are not to scale. For clarity some distance may be exaggerated.

PARSONS ROAD 60'
S 89°30'00" W (Basis of Bearing)
Deed & Warden Surveys – New Centerline

Carlisle Township / LaGrange Township

3.62' Obs. (New CL to Disc)

Original Centerline Per Monuments N 89°29'15" E

Dimple in Brass Disc in Monument Box Found & Used @ Original Centerline (N89°29'15" E, 0.18')

N 00°36'16" E 30.05' Rec.–Meas. (to CL) (Disc to Pipe)

1" Iron Pipe Found & Used for Property Line (3.20' North)

3.20' Obs (Pipe to R/W)

R/W N 89°30'00" E R/W

S 89°30'00" W

Parcel A Parcel No. 15-00-009-000-027 Diane L. Palm 01-29-2009 Inst. No. 2009-0282326 Plat of Boundary Surveyed by Richard A. Fredrickson P.S. 8205

"H" Parcel No. 15-00-009-000-004 Sylvia Guzay nka Sylvia Canaday 07-29-2014 Inst. No. 2014-0513026 J.W. Warden & Associates Survey (1956-1957)

DETAIL #2

Details are not to scale. For clarity some distance may be exaggerated.

PARSONS ROAD 60'
S 89°30'00" W (Basis of Bearing)
239.55' Calc.–Meas. 239.56' Deed
Deed & Warden Surveys – New Centerline

Carlisle Township / LaGrange Township

Dimple in Brass Disc in Monument Box Found & Used for Original Centerline

0.95' C.–M. (New CL to Original CL)

89°30'15" Obs. 89°30'00" KS (Original CL)

90°00'00" Warden–Turned (Warden CL)

Original Centerline Per Monuments

0.27' Obs. 0.39' KS (New CL to Disc)

S 08°30'00" E 200.00' (Original CL to R/W)

N 89°30'00" E R/W

Parcel No. 15-00-009-000-038 Richard Yingling Marcia Yingling 05-23-2014 Inst. No. 2014-0505739

"A" Parcel No. 15-00-010-000-039 Timothy J. Randall 02-04-2001 Inst. No. 2011-0363484

3/4" Iron Pipe Found & Used

INDIAN HOLLOW ROAD 60'

S 08°01'54" E 182.97' Obs. 182.20' KS (New CL to Angle Point)

182.97' Obs. (Pipe to Angle Point)

Cross Ties Found & Used @ Angle Point

Dimple in Disc in Monument Box Found & Used

LINE TABLE		
Line	Length	Bearing
L1	30.00'	S00°36'16"W
L2	60.00'	N89°30'00"E
L3	29.32'	N01°24'02"W
L4	18.39'	S05°26'29"E

Parcel A Parcel No. 15-00-009-000-027 Diane L. Palm 01-29-2009 Inst. No. 2009-0282326

Plat of Boundary Survey by Richard A. Fredrickson P.S. 8205

APPROVED LORAIN CO. ENGR. DATE 5-16-17 PAGE 15-00-009 BY R. MAINES # 17-03W08

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15-00-009-000-030 , -031
15-00-010-000-039