

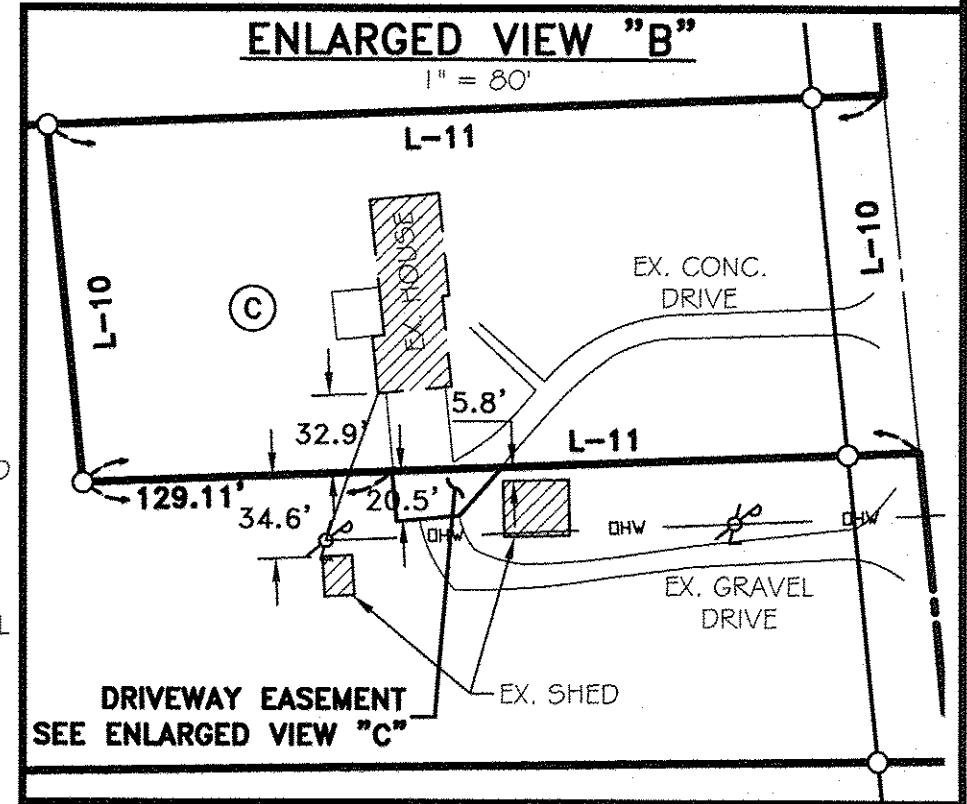
LOT SPLIT & CONSOLIDATION SURVEY

FOR
MICHAEL D. EPPLEY

SITUATED IN THE TOWNSHIP OF CARLISLE, COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF ORIGINAL CARLISLE TOWNSHIP SECTION NUMBER 10.

REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- PLAT OF SURVEY PREPARED BY PHIL A. ROSEBECK, PS 6696 OF P.A. ROSEBECK & ASSOCIATES FOR LEONA C. ESHELMAN ON APRIL 22, 1998
- PLAT OF SURVEY PREPARED BY GARY E. PENFOUND, PS 4457 FOR HARRY W. LAUER, JR. IN MAY OF 1976.
- PLAT OF SURVEY PREPARED BY GARY E. PENFOUND, PS 4457 FOR DOMINIC PIAZZA IN DECEMBER OF 1969.
- PLAT OF SURVEY PREPARED BY KLEINODER-SCHMIDT & ASSOCIATES FOR BLANCHE H. ELDERD ON APRIL 15, 1982.
- PLAT OF SURVEY PREPARED BY C.E. PENFOUND, PS FOR SHERMAN P. & MARY MASON ON OCTOBER 18, 1956.
- PLAT OF SURVEY PREPARED BY RICHARD A. FREDRICKSON, PS 8285 OF RAFTER A, LTD. FOR JOHN J. & MARIE A. FENIK ON MARCH 14, 2006.
- PLAT OF SURVEY PREPARED BY THOMAS A. SIMON, PS 7775 FOR LAURA KLINECT TRUST & ROGER A. KLINECT, SUCCESSOR TRUSTEE IN OCTOBER OF 2001.
- ALTAVACSM LAND TITLE SURVEY PREPARED BY DALE HAYWOOD, PS 2624 OF HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, INC. FOR LORAIN COUNTY LANDFILL, LLC, SPOTTS FAIN PC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY IN JULY AND AUGUST OF 2014.
- PLAT OF SURVEY PREPARED BY RAFTER A, LTD FOR NEWELL FARM IN JULY OF 2017.
- PLAT OF SURVEY PREPARED BY THOMAS A. SIMON, PS 7775 FOR MICHAEL EPPLEY IN MAY OF 2003.
- PLAT OF SURVEY PREPARED BY THOMAS A. SIMON, PS 7775 FOR MICHAEL EPPLEY IN AUGUST OF 2003.
- PLAT OF SURVEY PREPARED BY POGGEMEYER DESIGN GROUP, INC. FOR AT4T REGEN SITE IN APRIL OF 1989.
- PLAT OF SURVEY PREPARED BY MICHAEL G. KOVALIK, PS 7458 FOR JOSEPH & ELIZABETH TORMA IN JULY OF 1999.
- PLAT OF SURVEY PREPARED BY DONALD E. WOIKE, PS 5547 FOR JOSEPH & ELIZABETH TORMA IN AUGUST OF 1989.



RUSSIA ROAD (60' WIDE)

CONSOLIDATION PARCEL A
104.1567 ACRES (CALC.)

REMAINDER PARCEL
51.6435 ACRES (CALC.)

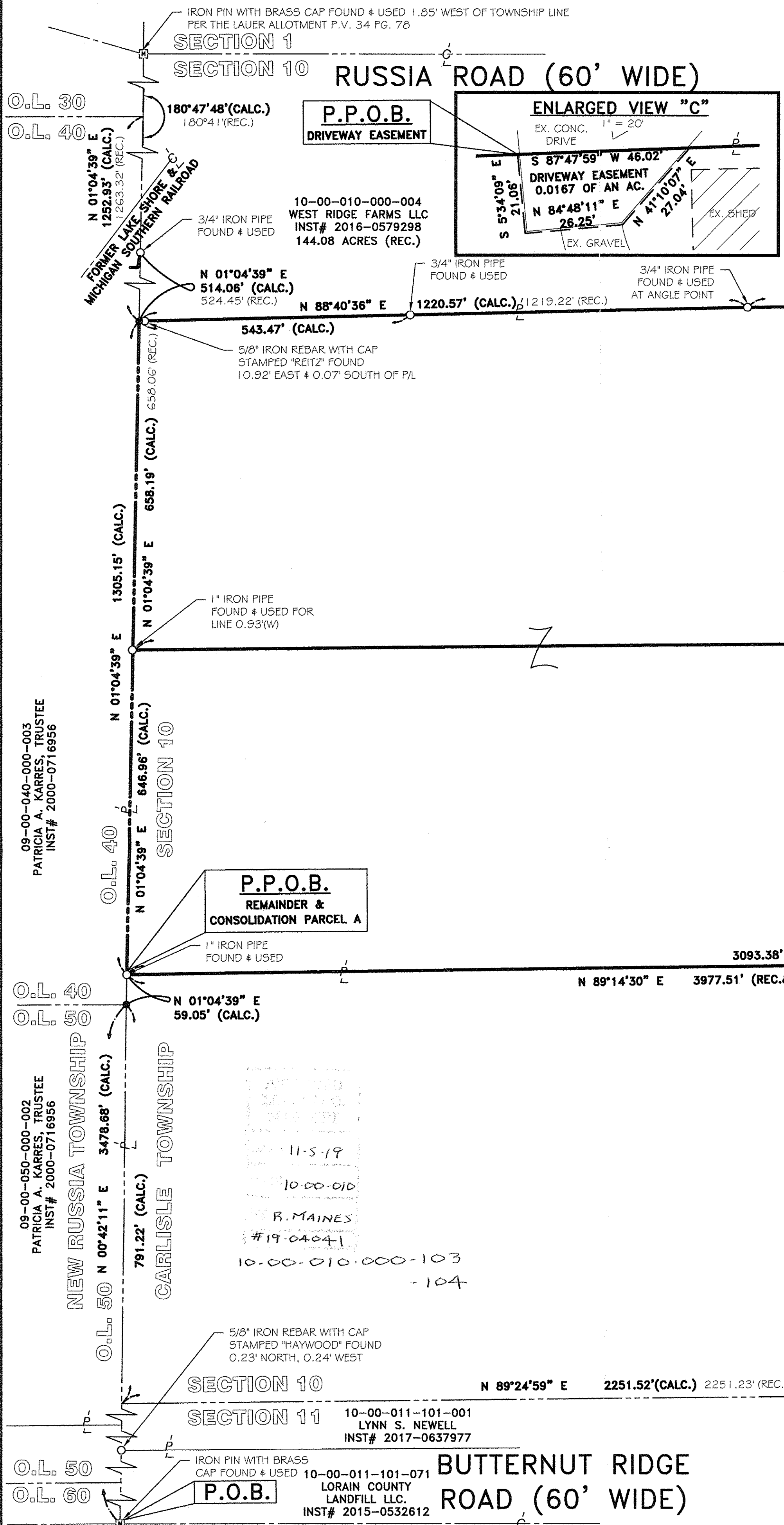
SPLIT PARCEL
4.1318 ACRES (CALC.)

CONSOLIDATION PARCEL B
5.3346 ACRES (CALC.)

WEST RIDGE ROAD (60' WIDE)

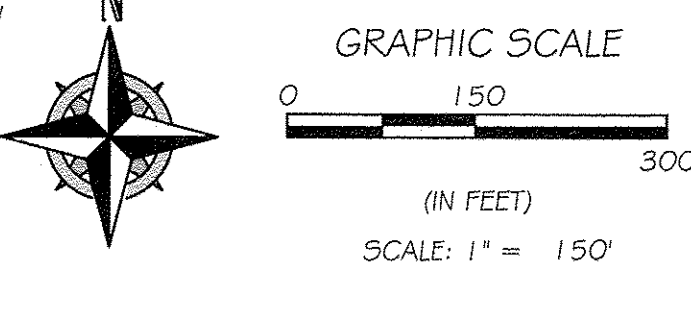
Block	Description	Acres
(A)	10-00-010-000-033 SANDRA L. UNDERWOOD & JACK K. UNDERWOOD JR. INST# 2008-0269212 1 ACRES (REC.)	1
(B)	10-00-010-000-025 CAROL S. HOLLOWES & MICHAEL T. HOLLOWES O.R. VOLUME 1305, PAGE 585 1 ACRES (REC.)	1
(C)	10-00-010-000-092 MICHAEL D. EPPLEY INST# 2003-094713 1.2029 ACRES (REC.)	1.2029
(D)	10-00-010-000-096 BLAKE MORGAN & MYRA MORGAN INST# 2005-0103155 0.7998 OF AN ACRE (REC.)	0.7998
(E)	10-00-010-000-009 ALAN HANSLIK & RETAGENE HANSLIK INST# 2013-0474287 1.00 ACRES (REC.)	1.00
(F)	10-00-010-000-007 & -008 LUANN A. BURRER, TRUSTEE INST# 2001-0757789 2.0000 ACRES TOTAL (REC.)	2.0000
(G)	10-00-010-000-086 JOSEPH TORMA & ELIZABETH TORMA INST# 1999-0651016 2.0000 ACRES TOTAL (REC.)	2.0000
(H)	10-00-010-000-085 DENNIS ENGRISH & LORETTA ENGRISH INST# 1999-0651015 2.0183 ACRES TOTAL (REC.)	2.0183

Line	Bearing	Distance
L-1	253.28' (CALC. R)	253.49' (USED)
L-2	129.04' (R&U)	129.04' (USED)
L-3	124.45' (R&U)	124.45' (USED)
L-4	332.03' (U)	332.03' (U)
L-5	129.40' (R)	129.61' (U)
L-6	125.00' (R&U)	125.00' (R&U)
L-7	276.52' (R)	276.52' (R)
L-8	360.77' (M)	360.77' (M)
L-9	128.25' (C)	128.25' (C)
L-10	150.00' (R&U)	150.00' (R&U)
L-11	350.00' (R&U)	350.00' (R&U)
L-12	192.03' (C)	192.03' (C)
L-13	59.28' (R)	59.28' (C)
L-14	100.00' (R&U)	100.00' (R&U)



REV.	BY	DATE	DESCRIPTION
1	BDA	05-16-2019	ISSUE TO CLIENT
2	BDA	09-23-2019	ADDED CONSOLIDATION PARCEL ISSUE TO CLIENT
3	BDA	10-17-2019	ADDED CONSOLIDATION PARCEL B ISSUE TO CLIENT

BASIS OF BEARINGS
BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF WEST RIDGE ROAD AND IS ASSUMED TO BE NORTH 05°47'22" WEST AS SHOWN HEREON.
THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN MARCH THRU JUNE OF 2017 AND APRIL OF 2019.



- LEGEND:**
- IRON PIN/PIPE FOUND AS NOTED
 - REBAR SET WITH YELLOW CAP STAMPED 'RAFTER A, LTD CORNER PIN' OR GREEN CAP STAMPED 'RAFTER A, LTD LINE PIN'
 - ☒ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
 - RAILROAD SPIKE FOUND AS NOTED
 - M.N.S. MAGNETIC NAIL/SPIKE SET

LOT SPLIT & CONSOLIDATION SURVEY
SITUATED IN THE TOWNSHIP OF CARLISLE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL CARLISLE TOWNSHIP SECTION No. 10.
MICHAEL D. EPPLEY
11318 WEST RIDGE ROAD
ELYRIA, OHIO 44035

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Elyria, Ohio 44035
DRAWN BY: JAD
CHECKED BY: RAF
JOB No: 2267-19
SHEET 1 of 1

