

# Lot Split & Consolidation Survey

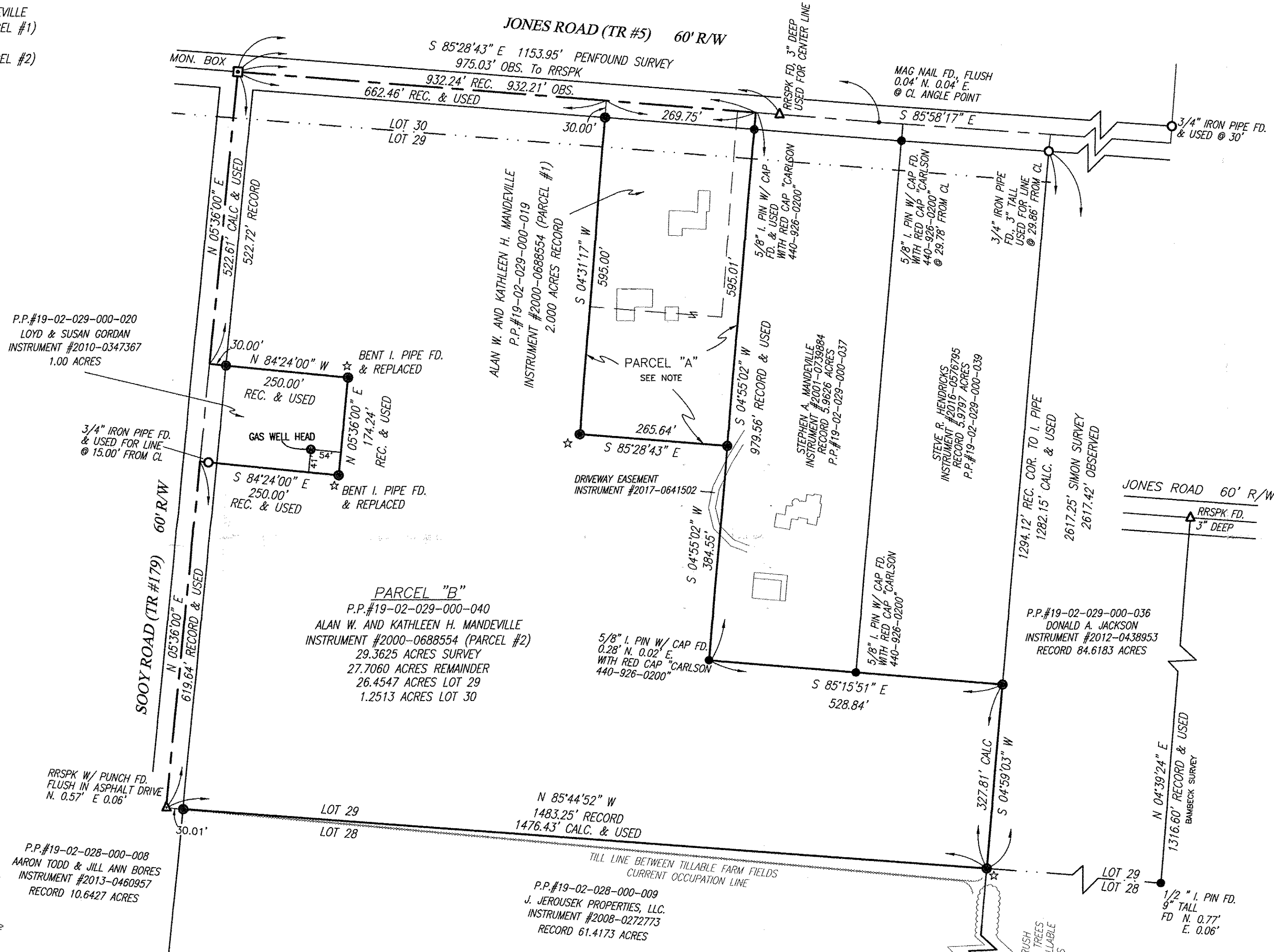
Made At Instance Of Alan W. & Kathleen Mandeville  
Situating in Tract 2, Lots 29 & 30  
Penfield Township, Lorain County Ohio



## SPLIT & COMBINATION PARCEL "A"

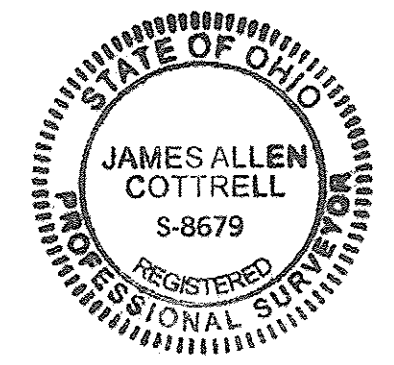
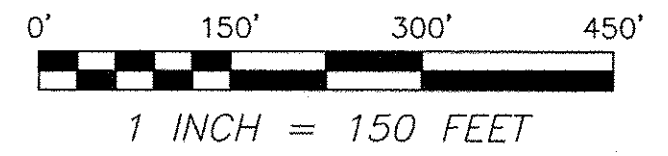
ALAN W. AND KATHLEEN H. MANDEVILLE  
INSTRUMENT #2000-0688554 (PARCEL #1)  
2.000 ACRES  
INSTRUMENT #2000-0688554 (PARCEL #2)  
1.6565 ACRES

3.1481 ACRES LOT 29  
0.5084 ACRES LOT 30  
3.6565 ACRES TOTAL



## BASIS OF BEARINGS

The Basis of Bearings for this Survey is N 5°36'00" E for the Centerline of Sooy Road as stated in Instrument Record 2000-0688554 and filed in the Recorder's Office of Lorain County Ohio.



I declare that this plat was prepared from an acutal field survey performed under my supervision in fall of 2016. Survey and plat are accurate and correct to the best of my knowledge and belief. Distances are expressed in feet and decimal parts thereof, Angles are expressed in Degrees Minutes and Seconds.

*James A. Cottrell 10/14/19*

James A. Cottrell, P.S.  
Registered Surveyor No. 8679  
November 21, 2016 Original Plat  
July 17, 2017 Rev. Removed Plat  
October 14, 2019 Rev. Add Drive  
Easement for Steve Mandeville

## Transit And Chain, LLC

24011 Quarry Road  
Wellington, Ohio 44090  
Phone: 614-440-0032  
Email: TransitAndChain@gmail.com

This survey was prepared without the benefit of a title report and no search of the public records was made for easements or rights-of-way.

12-6-19  
19-02-029  
B. MAINES  
#19-04060

P.P.#19-02-028-000-008  
AARON TODD & JILL ANN BORES  
INSTRUMENT #2013-0460957  
RECORD 10.6427 ACRES

## LEGEND

- ☐ MONUMENT BOX FOUND AND USED W/ 5/8" IRON PIN W/ BRASS CAP W/ PUNCH
- IRON PIPE FOUND AS NOTED
- △ RAILROAD SPIKE FOUND
- IRON PIN FOUND AS NOTED
- ⊙ IRON PIN SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP "COTTRELL PS 8679"
- ☆ IRON PIN SET WITHIN TILLED FIELD, SET APPROXIMATELY 10 TO 12 INCHES DEEP

## REFERENCES

All deed references, noted on survey, are recorded in the Lorain County Recorders Office.  
  
All surveys referenced are filed in the Lorain County Tax Map Office.  
Survey 30332 By Richard D. Carlson Year 2011  
Survey 30333 By Thomas A. Simon Year 1996  
Survey 30285 By John A. Bambeck Year 1972  
Survey 30303 By C.E. Penfound Year 1977

REC. Record Distance or Angle  
CALC. Calculated Distance or Angle  
OBS. Observed distance or Angle