

LINE	BEARING	DISTANCE
R1	S 23°26'59" E	9.53'

LINE	BEARING	DISTANCE
L1	S 00°32'42" W	127.87'
L2	N 89°03'32" W	357.37'
L3	N 07°44'21" W	165.00'
L4	N 77°58'27" E	360.87'
L5	S 00°44'20" W	15.83'
L6	N 11°18'28" W	81.41'
L7	S 23°26'59" E	28.91'
L8	N 23°26'59" W	28.91'
L9	N 11°38'55" W	128.73'
L10	S 89°10'30" E	742.69'
L11	S 21°02'26" W	135.38'
L12	S 89°03'32" E	51.35'
L13	N 89°10'30" W	269.23'
L14	N 89°03'32" W	408.72'
L15	N 61°00'25" E	334.64'

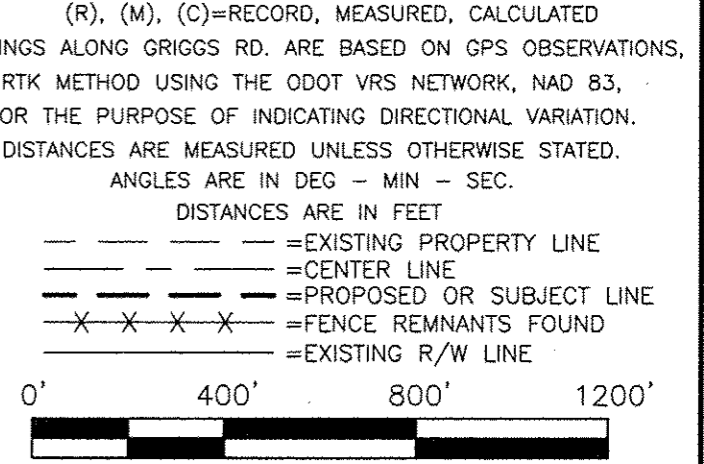
NOTE:
LACKING RAILROAD TRACK MAPS FOR THIS SECTION OF RAILROAD, R/W FENCE WAS HELD. R/W FENCE IS 50.00' NORTH OF CENTERLINE OF NORTH SET OF RAILS.

ACREAGE BREAKDOWN
"WHEELER & MITCHELL ADD."
PP#20-05-017-103-025
O.L. 1 = 0.9764 AC
O.L. 2 = 0.9764 AC
O.L. 3 = 0.9764 AC
O.L. 4 = 0.9764 AC
O.L. 5 = 0.9764 AC
O.L. 6 = 0.9764 AC
O.L. 7 = 0.9764 AC
O.L. 8 = 1.7028 AC
TOTAL = 8.5376 AC

ACREAGE BREAKDOWN
"BANNING BLOCK"
PP#20-05-023-107-006
LOT 18 = 0.4980 AC
PP#20-05-017-103-027
LOT 7 = 0.2268 AC
LOT 6 = 0.2522 AC
LOT 5 = 0.2775 AC
LOT 4 = 0.3025 AC
LOT 3 = 0.3032 AC
LOT 2 = 0.2730 AC
LOT 1 = 0.2379 AC
LOT 44 = 0.0285 AC
TOTAL = 1.9016 AC

- △=CONCRETE POST FOUND
 - =RAILROAD SPIKE FOUND
 - =5/8" "SNEZEK" PIN FOUND, UNLESS NOTED
 - =5/8" IRON PIN SET WITH CAP STAMPED
 - ⊕=MAG NAIL SET
 - ⊗=MAG NAIL & SHINER FOUND
- (R), (M), (C)=RECORD, MEASURED, CALCULATED
- BEARINGS ALONG GRIGGS RD. ARE BASED ON GPS OBSERVATIONS, RTK METHOD USING THE ODOT VRS NETWORK, NAD 83, FOR THE PURPOSE OF INDICATING DIRECTIONAL VARIATION. DISTANCES ARE MEASURED UNLESS OTHERWISE STATED. ANGLES ARE IN DEG - MIN - SEC.
- DISTANCES ARE IN FEET
- — — — —=EXISTING PROPERTY LINE
 - — — — —=CENTER LINE
 - — — — —=PROPOSED OR SUBJECT LINE
 - × × × × ×=FENCE REMNANTS FOUND
 - — — — —=EXISTING R/W LINE

REFERENCES:
ALL DEEDS SHOWN.
PLAT V-1, P-8
PLAT V-1, P-27
SURVEYS:
J.A. COTTRELL, 04/17/17
T.M. SNEZEK, 04/09/02
D.A. HAPONEK, 04/99



PLAT OF A SURVEY TO LOCATE, COMBINE, AND DESCRIBE TRACTS OF LAND CONVEYED TO KIM J. HODGKIN, TRUSTEE OF TRUST AGREEMENT OF VIOLA L. HODGKIN TRUST BY DEED RECORDED IN INSTRUMENT #2015-0547506 (PARCELS 6,7,9,10,11,& 12) OF THE LORAIN COUNTY RECORD OF DEEDS AND A PARCEL OF LAND CONVEYED TO KIM J. HODGKIN BY DEED RECORDED IN INSTRUMENT #2016-0577189.

I HEREBY CERTIFY THIS PLAT TO BE A TRUE DELINEATION OF A FIELD SURVEY PERFORMED IN DECEMBER, 2019 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

JASON K. LAUGHERY
REGISTERED SURVEYOR #8755



LAUGHERY LAND SURVEYING, LLC
967 US HWY 42 unit B
ASHLAND, OHIO 44805
laugherysurveys@gmail.com 419-289-0469

BEING PART OF ORIGINAL LOTS 16, 17, 18 & 23, TRACT 5, T-2-N, R-19-W OF THE CONNECTICUT WESTERN RESERVE IN ROCHESTER TOWNSHIP AND BEING OUTLOTS 1-8 AND LOTS 1-7, & 44 OF THE "WHEELER & MITCHELL ADDITION" AS RECORDED IN PLAT V-1, P-27 AND LOTS 1, 2, 18, & 19 OF O.L. 23 IN THE "BANNING BLOCK" RECORDED IN PLAT V-1, P-8, IN THE VILLAGE OF ROCHESTER, LORAIN OHIO.

DRAWN BY JKL DATE 12/26/19 SCALE 1"=400'

19.2554 ACRES
THIS PARCEL IS CREATED FOR TRANSFER TO AN ADJACENT PROPERTY OWNER AND IS NOT INTENDED AS AN INDEPENDENT BUILDING SITE.

DARREL L. & MARY K. COLE, CO-TRUSTEES OF THE DARREL L. & MARY K. COLE REVOCABLE LIVING TRUST
P.P.#20-05-016-102-008
INST. #2006-0157408

PROJECT NO. LORAIN_2019_003

20-05-016-102-019, -020, 20-05-017-103-002, -025, -030, 20-05-018-000-008, -009