

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

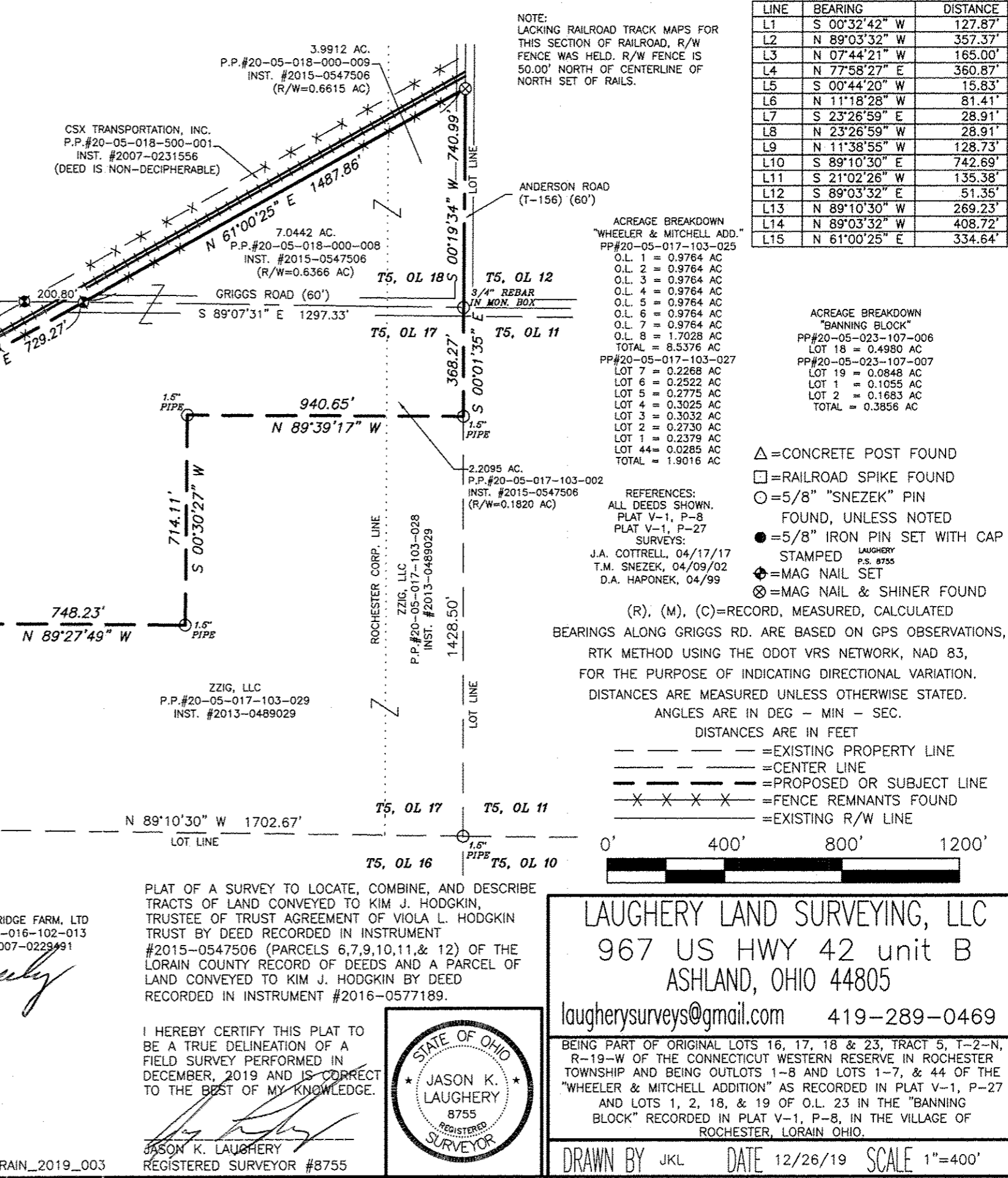
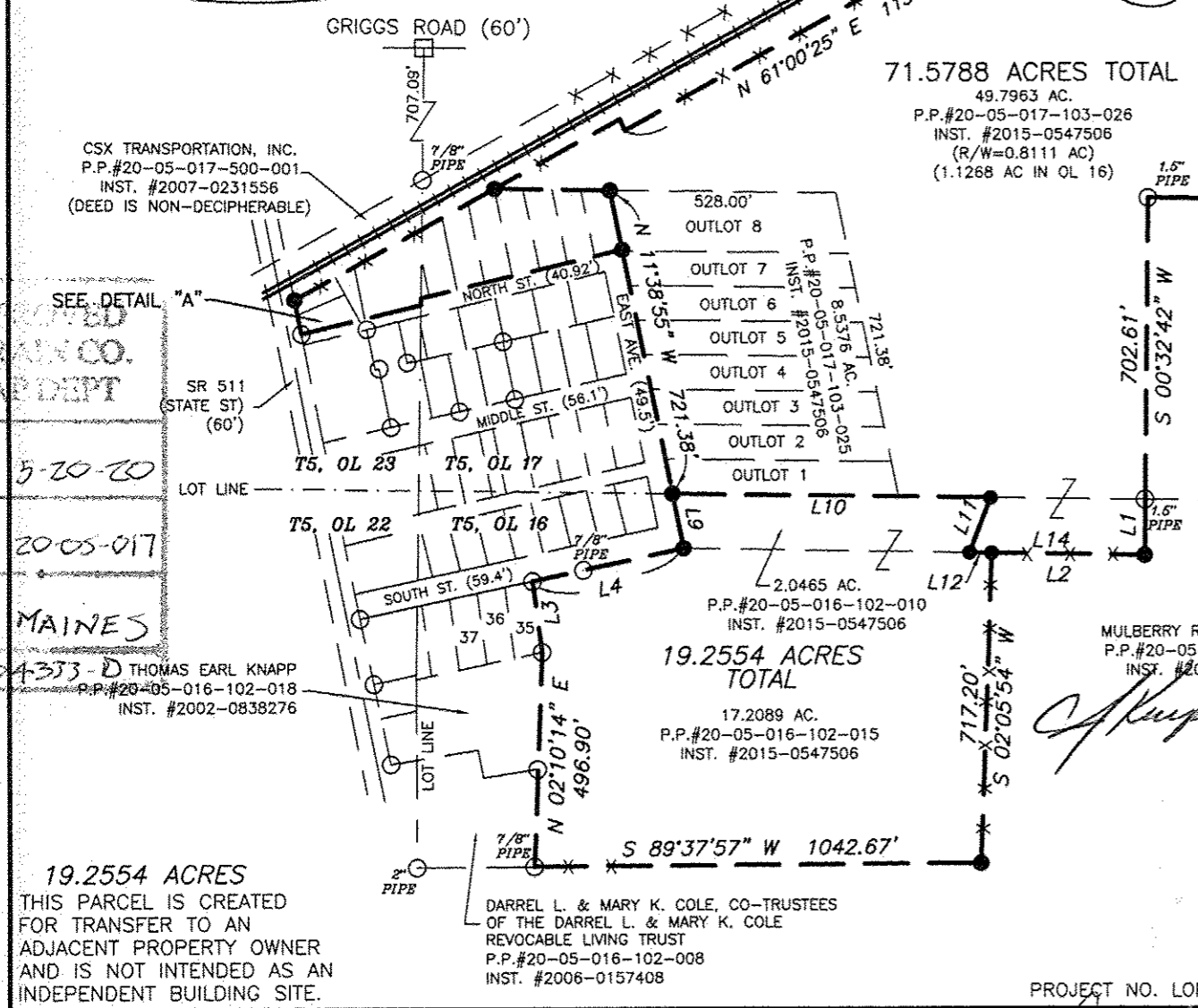
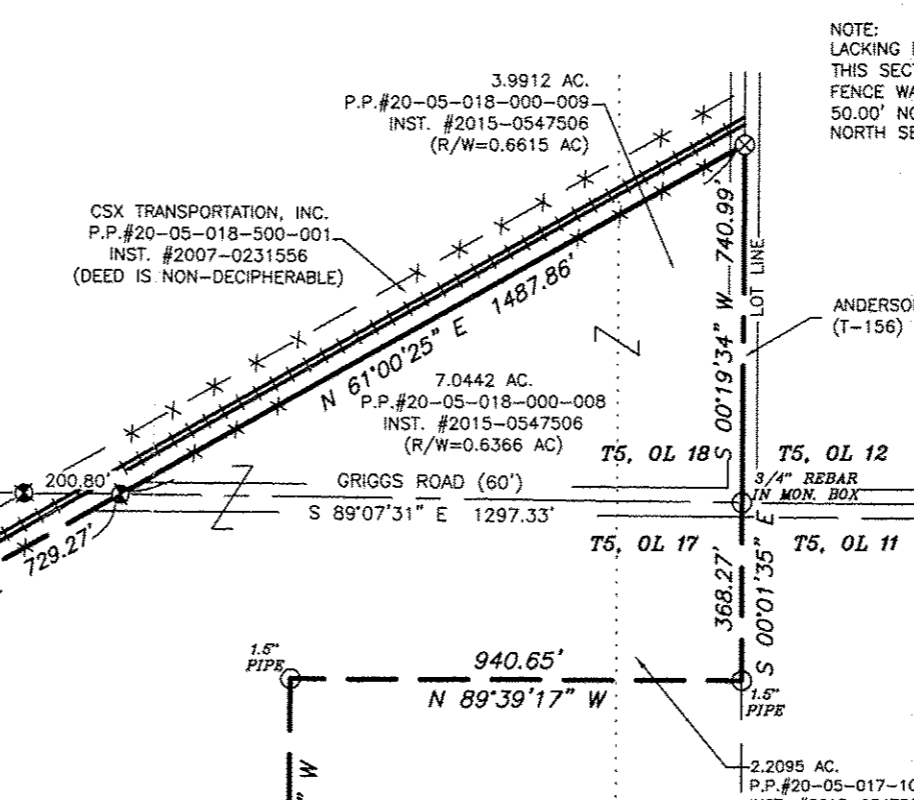
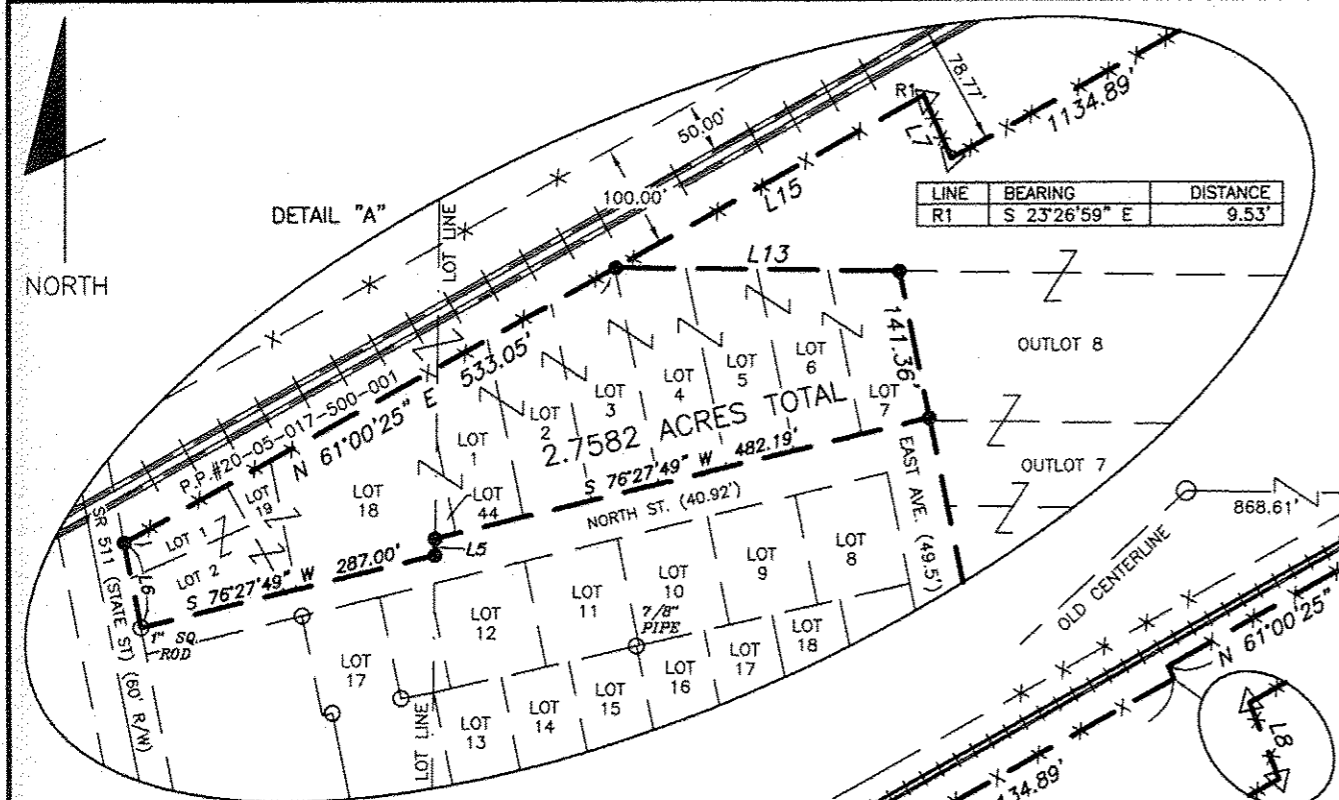
ACREAGE BREAKDOWN  
"BANNING BLOCK"  
PP#20-05-023-107-006  
LOT 18 = 0.4980 AC  
PP#20-05-023-107-007  
LOT 19 = 0.0848 AC  
LOT 1 = 0.1055 AC  
LOT 2 = 0.1683 AC  
TOTAL = 0.3856 AC

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

- △ = 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



APPROVED  
LORAIN CO.  
MAP DEPT  
DATE 5-20-20  
PAGE 20-05-017  
BY R. MAINES

#20-04373-D THOMAS EARL KNAPP  
P.P.#20-05-016-102-018  
INST. #2002-0838276

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

71.5788 ACRES TOTAL  
49.7963 AC.  
P.P.#20-05-017-103-026  
INST. #2015-0547506  
(R/W=0.8111 AC)  
(1.1268 AC IN OL 16)

19.2554 ACRES  
TOTAL  
17.2089 AC.  
P.P.#20-05-016-102-015  
INST. #2015-0547506

MULBERRY RIDGE FARM, LTD  
P.P.#20-05-016-102-013  
INST. #2007-0229491

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



PROJECT NO. LORAIN\_2019\_003

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'

20-05-017-103-027, 20-05-023-107-008