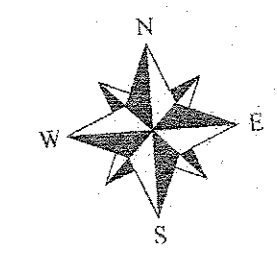


LOT SPLIT & ASSEMBLY PLAT

PREPARED FOR:
JOSHUA K. ZIEGLER, TRUSTEE
 24175 STATE ROUTE 58 WELLINGTON, OH. 44090

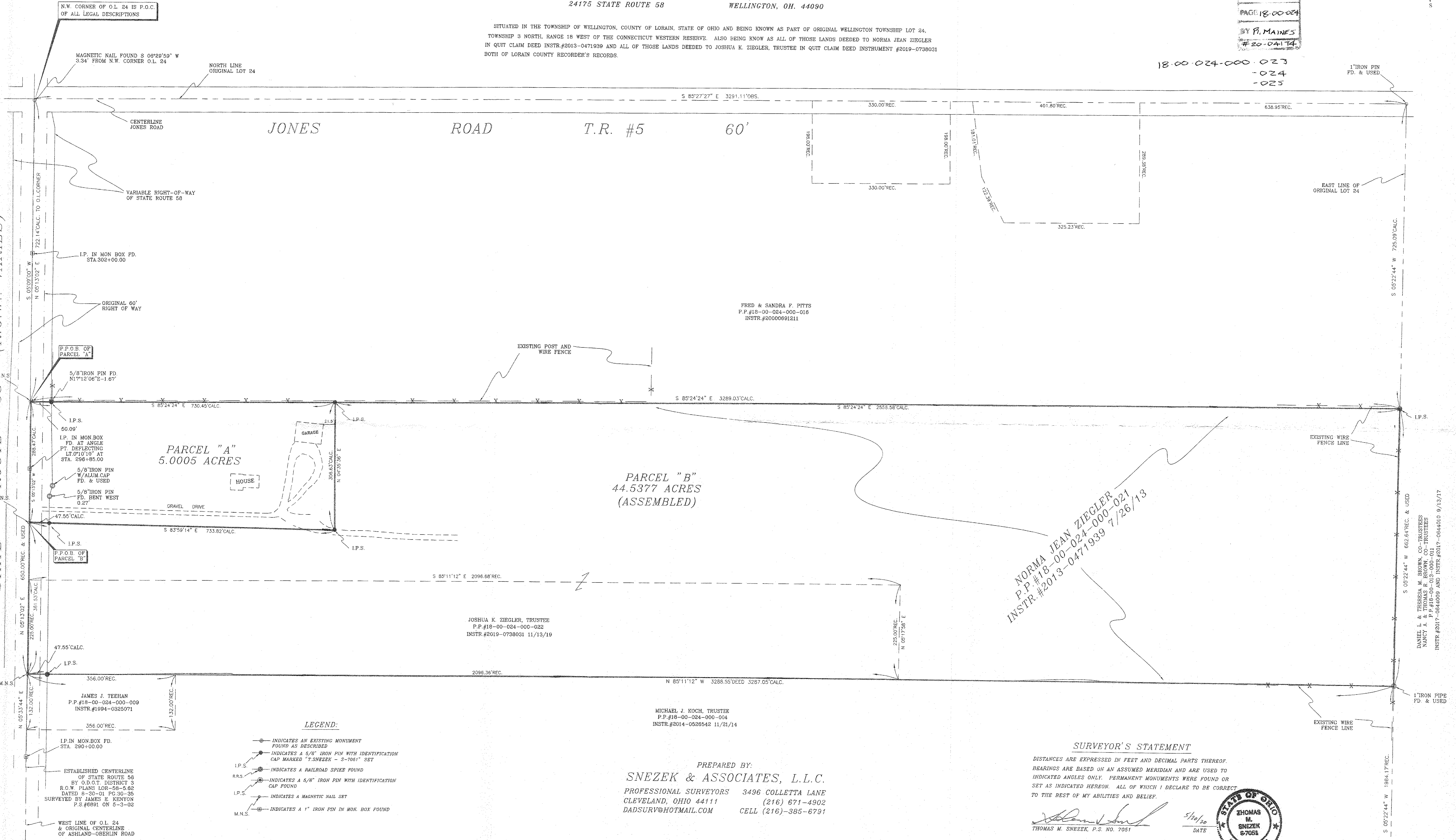
SITUATED IN THE TOWNSHIP OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO AND BEING KNOWN AS PART OF ORIGINAL WELLINGTON TOWNSHIP LOT 24, TOWNSHIP 3 NORTH, RANGE 18 WEST OF THE CONNECTICUT WESTERN RESERVE. ALSO BEING KNOWN AS ALL OF THOSE LANDS DEEDED TO NORMA JEAN ZIEGLER IN QUIT CLAIM DEED INSTR.#2013-0471939 AND ALL OF THOSE LANDS DEEDED TO JOSHUA K. ZIEGLER, TRUSTEE IN QUIT CLAIM DEED INSTRUMENT #2019-0738031 BOTH OF LORAIN COUNTY RECORDER'S RECORDS.

APPROVED
 L.S. & CO.
 M.S. SPT
 DATE 9-2-20
 PAGE 18-00-024
 BY P. MAINES
 #20-04174



18-00-024-000-023
 -024
 -025

STATE ROUTE 58 (R.O.W. VARIES)



N.W. CORNER OF O.L. 24 IS P.O.C. OF ALL LEGAL DESCRIPTIONS

MAGNETIC NAIL FOUND S 09°29'59" W 3.34' FROM N.W. CORNER O.L. 24

NORTH LINE ORIGINAL LOT 24

1" IRON PIN FD. & USED

S 85°27'27" E 3291.11' OBS.

JONES ROAD T.R. #5 60'

FRED & SANDRA F. PITTS
 P.P.#18-00-024-000-016
 INSTR.#20000691211

PARCEL "A"
 5.0005 ACRES

PARCEL "B"
 44.5377 ACRES
 (ASSEMBLED)

NORMA JEAN ZIEGLER
 P.P.#18-00-024-000-021
 INSTR.#2013-0471939 7/26/13

JOSHUA K. ZIEGLER, TRUSTEE
 P.P.#18-00-024-000-022
 INSTR.#2019-0738031 11/13/19

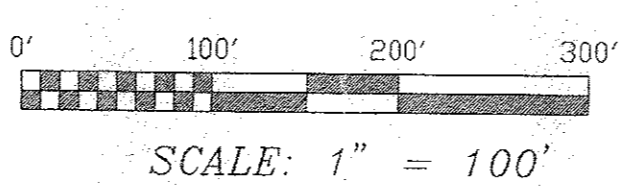
MICHAEL J. KOCH, TRUSTEE
 P.P.#18-00-024-000-004
 INSTR.#2014-0528542 11/21/14

PREPARED BY:
SNEZEK & ASSOCIATES, L.L.C.
 PROFESSIONAL SURVEYORS 3496 COLLETTA LANE
 CLEVELAND, OHIO 44111 (216) 671-4902
 DADSURV@HOTMAIL.COM CELL (216)-385-6791

- LEGEND:**
- INDICATES AN EXISTING MONUMENT FOUND AS DESCRIBED
 - INDICATES A 5/8" IRON PIN WITH IDENTIFICATION CAP MARKED "T.SNEZEK - S-7061" SET
 - ⊙ INDICATES A RAILROAD SPIKE FOUND
 - ⊙ INDICATES A 5/8" IRON PIN WITH IDENTIFICATION CAP FOUND
 - ⊙ INDICATES A MAGNETIC NAIL SET
 - ⊙ INDICATES A 1" IRON PIN IN MON. BOX FOUND

RECORDS USED

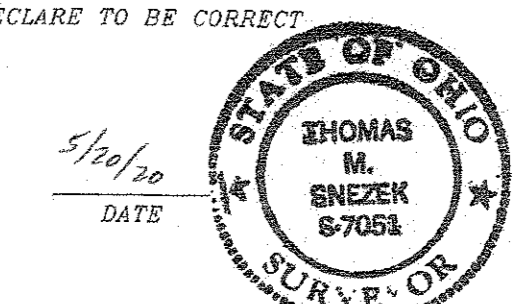
QUIT CLAIM DEED INSTRUMENT #2013-0471939 DATED 7/26/13
 QUIT CLAIM DEED INSTRUMENT #2019-0738031 DATED 11/13/19
 PLAT OF SURVEY BY RICHARD D. CARLSON DATED OCTOBER 12, 2019
 LOT SPLIT SURVEY BY THOMAS M. SNEZEK, P.S. 7051 DATED 1/20/07
 R.O.W. PLANS LOT-58-5.62 FROM O.D.O.T. DISTRICT 3 DATED 8/30/01



SURVEYOR'S STATEMENT

DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO INDICATED ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY ABILITIES AND BELIEF.

Thomas M. Snezek
 THOMAS M. SNEZEK, P.S. NO. 7051



BASIS OF BEARING IS AS ESTABLISH AT SOUTH 5°13'02" WEST ALONG THE WESTERLY LINE OF ORIGINAL LOT 24 AS SHOWN ON O.D.O.T. PLANS TITLED LOR-58-5.62 SHEETS 30 -35 OF 35 AND DATED AUGUST 30, 2001.

DRAWN BY: T. SNEZEK, P.S. #7051
 DATE: 5/15/20

REVISED: