

LOT SPLIT & CONSOLIDATION SURVEY

FOR
ROBERT KILBANE

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 21.

FLOODPLAIN NOTE:

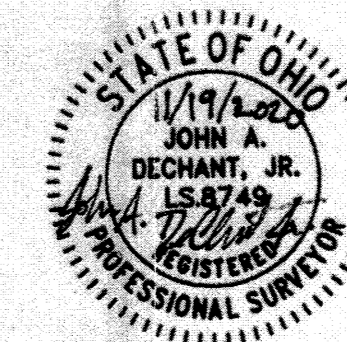
THE SITE LIES WITHIN THE FOLLOWING ZONES AS REFERENCED ON FEMA FLOOD INSURANCE RATE MAPS 33083C0091 D + 33083C0093D ISSUED ON AUGUST 19, 2008.

ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" 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
- M.N.F. MAGNETIC NAILSPIKE FOUND
- M.N.S. MAGNETIC NAILSPIKE SET
- P/L PROPERTY LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY



APPROVED

BY THE CITY ENGINEER OF VERMILION, OHIO

DATE: 12/31/2020

CHAIR: [Signature]

CLERK: [Signature]

01-00-021-000-031

APPROVED

VERMILION, OHIO

MUNICIPAL PLANNING

COMMISSION

DATE: 12/31/2020

CHAIR: [Signature]

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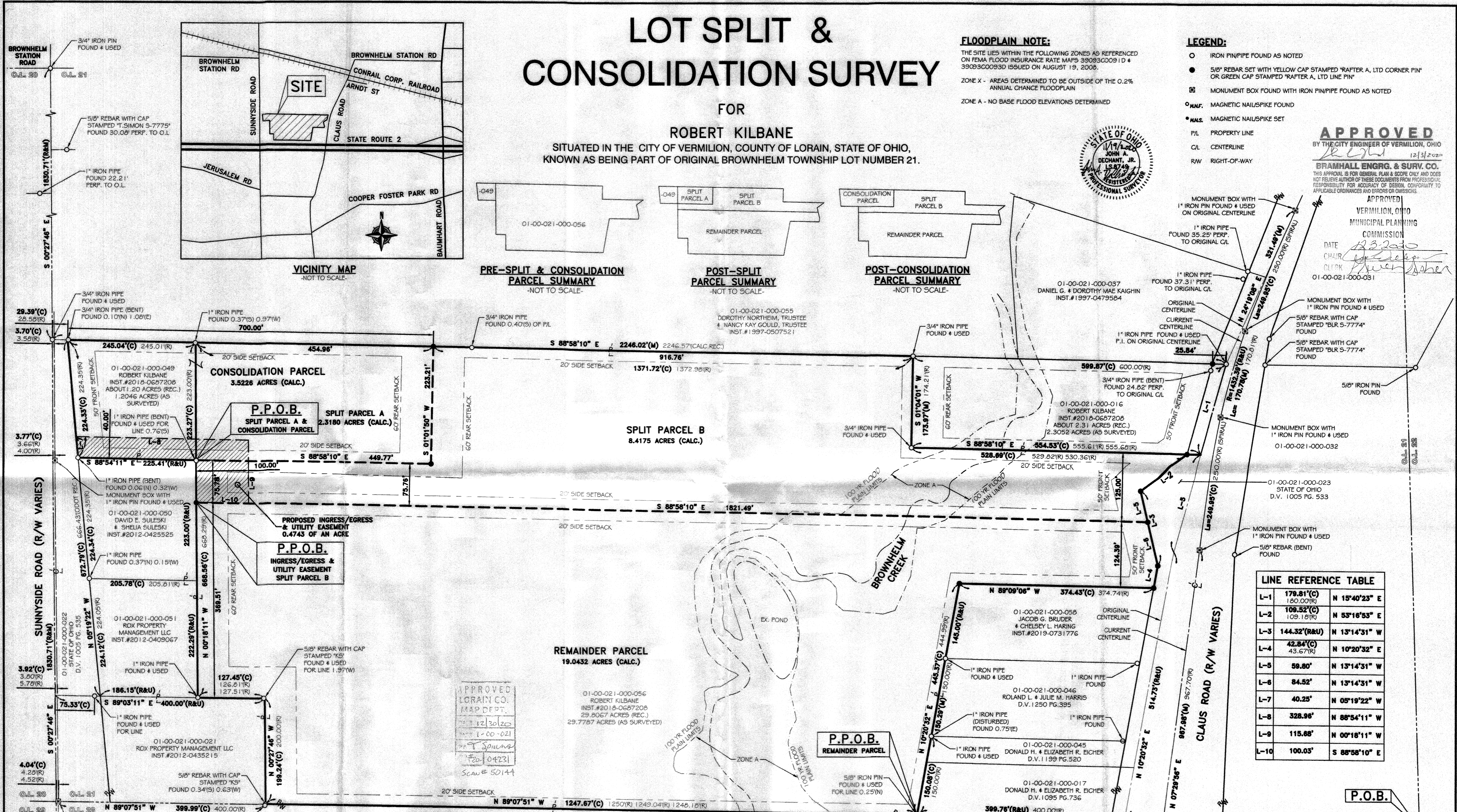
CHAIR: [Signature]

VICINITY MAP
-NOT TO SCALE-

PRE-SPLIT & CONSOLIDATION
PARCEL SUMMARY
-NOT TO SCALE-

POST-SPLIT
PARCEL SUMMARY
-NOT TO SCALE-

POST-CONSOLIDATION
PARCEL SUMMARY
-NOT TO SCALE-

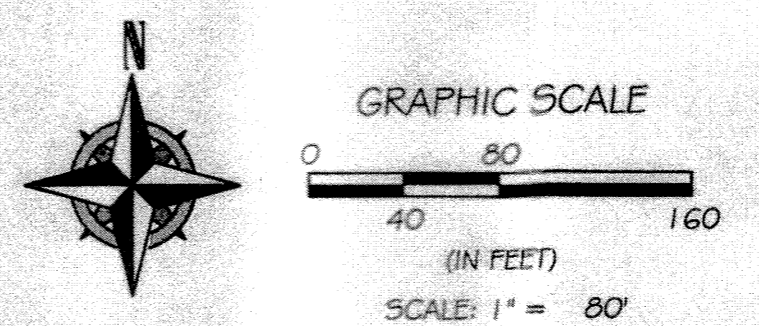


| LINE REFERENCE TABLE | | |
|----------------------|--------------------------|---------------|
| L-1 | 179.81'(C) 180.00'(R) | N 15°40'23" E |
| L-2 | 109.52'(C) 109.10'(R) | N 53°16'53" E |
| L-3 | 144.32'(R&U) | N 13°14'31" W |
| L-4 | 42.84'(C) 43.67'(R) | N 10°20'32" E |
| L-5 | 59.80' | N 13°14'31" W |
| L-6 | 84.52' | N 13°14'31" W |
| L-7 | 40.25' | N 05°19'22" W |
| L-8 | 328.96' | N 88°54'11" W |
| L-9 | 115.88' | N 00°18'11" W |
| L-10 | 100.03' | S 88°58'10" E |

REFERENCES USED:

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- PLAT OF SURVEY FOR SHARON WYCKOFF, THOMAS SIMON & ASSOCIATES, INC. THOMAS A. SIMON S-7775, DATED OCTOBER 2012
- PLAT OF SURVEY, SPLIT & COMBINATION FOR ALICE WILMS, THOMAS SIMON & ASSOCIATES, INC. THOMAS A. SIMON S-7775, DATED JUNE 2011
- STATE OF OHIO CENTERLINE SURVEY PLAT STATE ROUTE 2, SECTION 0.00 PLAT VOLUME 26 PAGE 34 435
- MAY OF SURVEY FOR CARRIE BELL JOHNSON AND LEANDER M. JOHNSON, ARNOLD F. KOEPP P.S. 4306, DATED AUGUST 19, 1981
- LOT SPLIT & CONSOLIDATION PLAT FOR RALPH L. & ALIDIA M. LEIMBACH, B.L. ROBINSON ENGINEERING & SURVEYING CO. BRUCE L. ROBINSON P.S. 7774, DATED DECEMBER 6, 2000
- CONSOLIDATION AND LOT SPLIT PLAT FOR GREAT LAKES DEVELOPMENT, LTD., B.L. ROBINSON ENGINEERING & SURVEYING CO. BRUCE L. ROBINSON P.S. 7774, DATED 2003
- MAP OF PART OF O.L. 21 BROWNHELM TOWNSHIP FROM DEED RECORDS AND SURVEYS, ARNOLD F. KOEPP P.S. 4306, DATED FEBRUARY 26, 1990
- PLAT OF SURVEY FOR 1550 CLAUS ROAD, EARL H. HUNTER P.S. 7537, DATED JUNE 12, 1996

STATE ROUTE 2 (R/W VARIES)



BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY; A PORTION OF THE CURRENT CENTERLINE OF CLAUS ROAD AND IS ASSUMED TO BE NORTH 07° 29' 56" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN NOVEMBER OF 2020.

| REV. | BY | DATE | DESCRIPTION |
|------|-----|------------|-----------------------------|
| 1 | JAD | 11-18-2020 | PRELIMINARY ISSUE TO CLIENT |
| 2 | JAD | 11-19-2020 | ISSUE TO CLIENT |

RAFTER A, LTD
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www.RafterA.com

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JOB NO: 2579-20

CHECKED BY: RAF
SHEET 1 of 1