

# Lot Split & Consolidation Map

MADE AT THE INSTANCE OF

## ALBERT N. III & MARSHA COPPER

KNOWN AS BEING SUBLOT 9 IN THE EAGLE POINT SUBDIVISION, RECORDED IN VOL.90 PG. 14-15 LORAIN COUNTY MAP RECORDS AND OTHER LAND IN ORIGINAL COLUMBIA TOWNSHIP LOT No. 24 COUNTY OF LORAIN, STATE OF OHIO

I hereby state that this plat is a true and accurate representation of the premises shown hereon, and was based on "an actual survey performed on the ground under my supervision and is in accordance with the minimum standards for boundary surveys as adopted by the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses are based on the centerline of N. Boone Road bearing North 00 degrees 57 minutes 51 seconds East and are used to indicate angles only.

### HOFMANN-METZKER, INC.

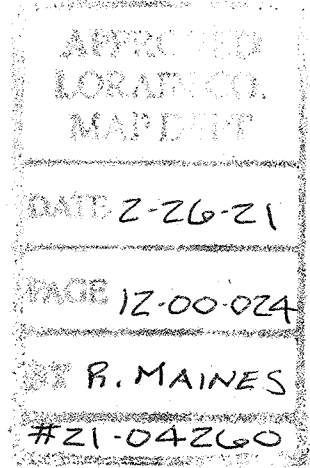
Registered Professional Surveyors  
24 Beech St. - P.O. Box 343  
Berea, Ohio 44017  
(440) 234-7350  
email: george.hofmann@hofmann.net

Registered Surveyor No. 6752  
George A. Hofmann



ORDER #20-126  
F.B. 800 PG. 151  
george/dwg/copper/coppersplit  
11-18-2020

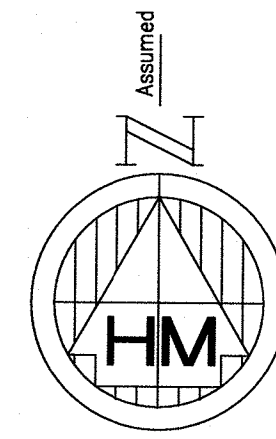
12-00-024-000-034  
LUKE M. GROMEN  
TRACY M. GROMEN  
24502 EAGLE POINTE  
INSTR. #2012-0406495



12-00-024-000-044  
-045  
-046

#### SURVEY LEGEND

- calc Denotes Calculated Distance or Angle
- prev Denotes Previous Distance or Angle
- state Denotes State Distance or Angle
- obs Denotes Observed Distance or Angle
- r Denotes Record Distance or Angle
- d Denotes Deed Distance or Angle
- u Denotes Used Point, Distance or Angle
- R/W Denotes Right of Way
- C Denotes Centerline
- P Denotes Property Line
- B Denotes Baseline
- I.P.S. ● Denotes 5/8" Iron Pin 30" Long Set and Capped 6752/7477
- Denotes Iron Pipe Found
- Denotes Iron Pin Found
- ⊠ Denotes Existing Iron Pin Monument Found
- ⊗ Denotes Drill Hole Found or Set
- ⊙ Denotes Nail Found or Set
- ⊞ Denotes Hub Stake Found or Set



#### REFERENCES

1. Boundary Survey For Earl Heimburg, dated June 1978 by McGlinchy
2. Boundary Survey for Krukenyer Property, dated June 2000 by McSteen & Associates
3. Eagle Point Subdivision Rec. Vol. 90, P. 14-15
4. Boundary Survey for Mark & Andrea Hoberrecht, dated 2019 by Hofmann-Metzker
5. TITLE DEED AND ADJOINERS DEEDS

Ex. Dwelling

12-00-024-000-029  
FRANK E. III & JEANNA L. WASHBURN  
12600 N. BOONE RD  
INSTR. #200400005538

Eagle Pointe Court 60'

N Boone Rd. (60')

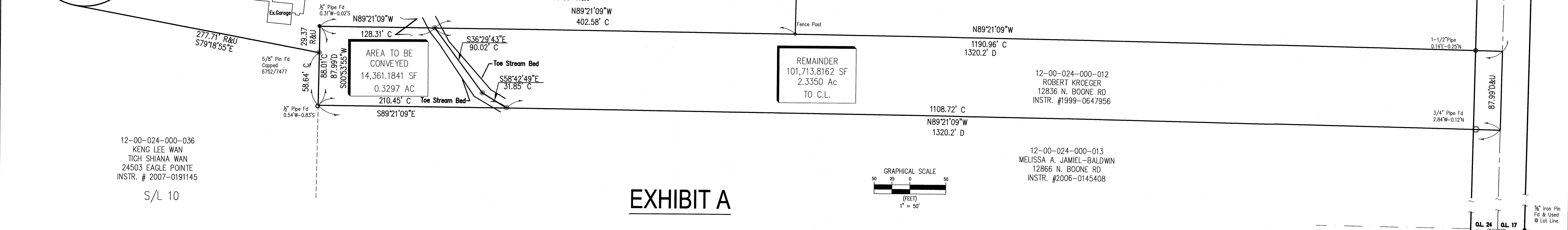
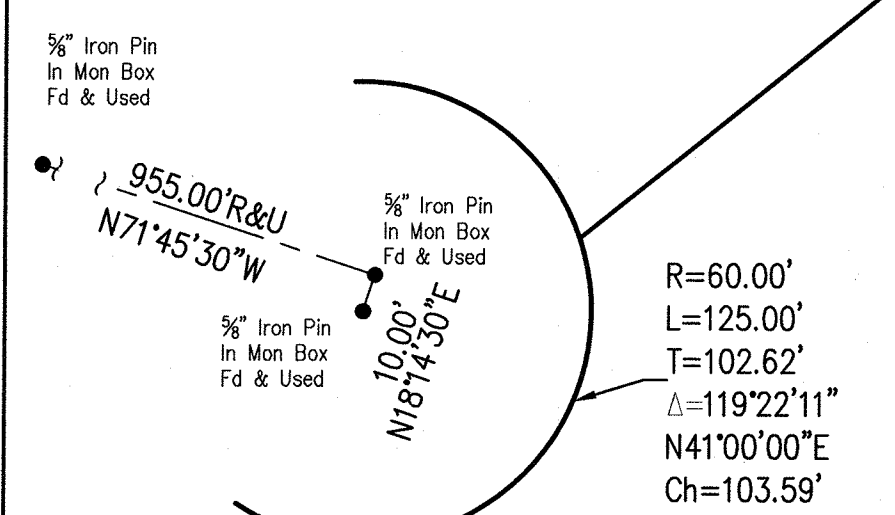


EXHIBIT A

12-00-024-000-036  
KENG LEE WAN  
TICH SHIANA WAN  
24503 EAGLE POINTE  
INSTR. # 2007-0191145

S/L 10

12-00-024-000-013  
MELISSA A. JAMIEL-BALDWIN  
12866 N. BOONE RD  
INSTR. #2006-0145408

OL 24  
OL 25  
OL 17  
OL 16