

# Lot Split And Consolidation Survey

Made At Instance Of Ranjan Jayanathan & Connie D. Ziegler  
 Situated in Township 2 North, Range 18 West  
 of the Connecticut Western Reserve  
 Huntington Township, Lorain County, Ohio  
 Original Lot 38, Tract 5

**GRIGGS ROAD (C-43) 60' R/W**

**QUARRY ROAD (C-30) 60' R/W**

RRSPK FD.  
 4" DEEP  
 0.06' South  
 0.19' East

OBS. 3374.93' MON. TO MON. HAPONEK SURVEY 3374.89'

S 89°45'00" E

297.41' Calc. & Used  
 297.32' Rec.

3/4" I. Pipe Fd.  
 Flush Good Cond.  
 0.11' South  
 0.19' East

TRACT 5  
 LOT 39

2374.87' Rec-R/W

2375.02' Haponek

190.00' Rec. & Used  
 Woven Wire Fence Remains

Existing Parcel To Be Combined  
 P.P. No. 21-05-038-000-004  
 Ranjan Jayanathan And Connie D. Ziegler  
 Instrument #2021-0806174  
 Record 1.2901 Acres  
 This Survey 1.2886 Acres

3/4" I. Pipe Fd.  
 Loose, Poor Cond.  
 0.05' East  
 0.39' South

3/4" I. Pipe Fd.  
 7" Tall  
 0.73' East  
 @ 173.02' To  $\zeta$

N 89°45'00" W 293.47' Calc. & Used

3/4" I. Pipe Fd.  
 6" Tall  
 0.87' East  
 @ 196.24' To  $\zeta$

P.P. No. 21-05-038-000-016  
 Ranjan Jayanathan And Connie D. Ziegler  
 Instrument #2018-0658128  
 Record 4.0204 Acres

Parent Parcel For Split Area  
 P.P. No. 21-05-038-000-017  
 ZF LAND CO. LTD.  
 Instrument #2000-0705706  
 Split Area 1.5899 Acres

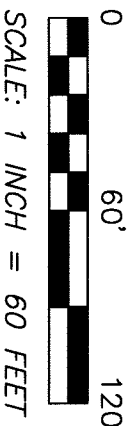
S 00°40'20" W 428.00'  
 Woven Wire Fence Remains  
 Meander Boundary Line

P.P. No. 21-05-038-000-002  
 Mary E. Baker  
 Deed Volume 735 Page 702  
 Record 6.90 Acres

**BAKER ROAD (T-155) 60' R/W**

OBS. 1667.56' MON. TO MON. HAPONEK SURVEY 1667.55'

S 00°40'20" W



**BASIS OF BEARINGS**

The Basis of Bearings for this Survey is S 89°45'00" E for the Centerline of Griggs Road and is a record bearing used to denote angles only, recorded in Instrument #20000705706.

5/8" I. Pin Fd. Capped  
 COTTRELL PS 8679

247.32'

238.03'

238.03'

**Total Area of Combined Parcel**  
**2.8785 Acres**

N 89°45'00" W 288.53'

1/2" I. Pin  
 Fd. & Used  
 1" Tall

238.01'

TRACT 5  
 LOT 38

5/8" I. Pin  
 Fd. & Used  
 1" Deep

Monument Box Found  
 w/ 5/8" Iron Pin w/  
 Brass Cap w/ Punch

3/4" Iron Pipe Found

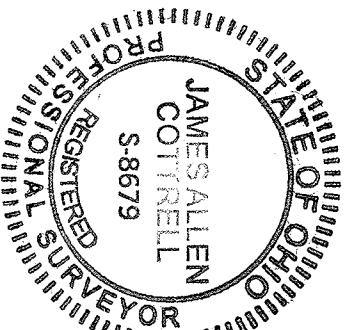
Iron Pin Found As Noted

Mag Spike Set

Iron Pin Set 5/8" X 30"  
 Rebar with Yellow Plastic Cap  
 "COTTRELL PS 8679"

Rec. Record Distance or Angle  
 Calc. Calculated Distance or Angle  
 Obs. Observed distance or Angle

**LEGEND**



**REFERENCES**

All deed references, noted on survey, are recorded in the Lorain County Recorders Office.

All surveys referenced are filed in the Lorain County Tax Map Office.  
 Survey 21327 By Dane A. Haponek Year 1999  
 Survey 49283 By James A. Cottrell Year 2017

I declare that this plat was prepared from an actual field survey performed under my supervision in April of 2021. Survey and plat are accurate and correct to the best of my knowledge and belief. Distances are expressed in feet and decimal parts thereof, Angles are expressed in Degrees Minutes and Seconds.

This survey was prepared without the benefit of a title report and no search of the public records was made for easements or rights-of-way.

James A. Cottrell, P.S.  
 Registered Surveyor No. 8679  
 April 22, 2021

**Transit And Chain, LLC**

24011 Quarry Road  
 Wellington, Ohio 44090  
 Phone: 614-440-0032  
 Email: TransitAndChain@gmail.com

APPROVED
LORAIN CO. MAP DEPT
DATE 7/30/21
PAGE 21-05-038
BY WR2
21-05-038-000-018
TRACT 5-018
LOT 39

50340