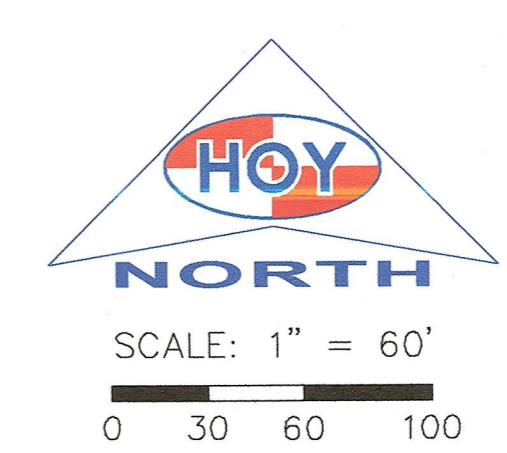


- NOTES:
- "Iron Pin Set" are 5/8" re-bar, 30" long with plastic identification caps as required unless otherwise noted.
 - Survey is valid only if print has original seal and signature of surveyor present and the declaration is made to original purchaser of survey. It is not transferable to additional institutions or subsequent owners.
 - All distances shown are in feet and decimal parts thereof.
 - The basis for the bearings used hereon were established using the ODOT VRS to determine Ohio North Zone 3401 State Plane Coordinates NAD 1983 Geoid G18BUS.
 - Abbreviations used: N = North, S = South, E = East, W = West, Vol = Volume, Pg = Page, MAG = magnetic, O or Obs = observed, C or Cal = calculated, M or Msrd = measured, R or Rec = record, U = Used, PN = parcel number, AFN = automated file number, SQ = square, FT = feet, AC = acres.
 - Survey references used: Record Plats and Deeds as noted hereon. Lorain county survey no. 40980 by Warden in 1948.
 - No abstract of title, nor title commitment, nor results of a title search were furnished to the surveyor. All documents of record reviewed and considered are noted hereon. There may exist other documents of record that may affect this parcel. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following: easements of record; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; encumbrances; ownership title evidence or other facts which an accurate and current title search may disclose.
 - This survey map is a guide to retrace the physical monuments that are shown as "Set, Found or Used" on this boundary survey. Any future retracements of said set boundary and monuments "Set" will hold the location of the physical original monuments. The mathematical values as shown on this map will yield to the monument position as retraced. The only exception to this would be the discovery of evidence that would hold precedence over the boundary determination as shown on this map.
 - Area of Parcel No. 12-00-019-000-003 is 361,474 square feet or 8.2983 acres of which 13,696 square feet or 0.3144 acres lies within the right-of-way of Redfern Road now 60 feet wide.



50368
 APPROVED
 LORAIN CO.
 MAP DEPT
 DATE 9/1/21
 PAGE 12-00-019
 BY A. Corden
 #21-04360

**Plat of Boundary Survey and Proposed Lot Split
 for Samuel A. and Rebecca J. Kovachy**
 OF PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO. 19
 AND BEING TAX PARCEL NUMBER 12-00-019-000-003
 CONVEYED IN DEED FILE NO. 2016-0581091
 NOW IN THE TOWNSHIP OF COLUMBIA, LORAIN COUNTY, OHIO

I hereby certify that I have made this survey, on the ground, and that this plat represents graphically, in so far as is possible, the results of said survey. Made in accordance with provisions of article 4733.37 of the Ohio Administrative Code to the best of my knowledge, information and belief.

By: John R. Hoy and Associates, Inc.
 7-14-2021

 John G. Hoy, President
 Registered Professional Ohio Surveyor No. 7419

ADJOINING OWNERSHIP: SHOWN AS (A)

A. PN 1200019000105	Block "A" Columbia Creekside LLC
B. PN 1200019000109	Columbia Creekside LLC
C. PN 1200019000056	Sublot 29 Amy C. Stair File No. 2019-0726415
D. PN 1200019000055	Sublot 28 Martin A. & Dianne M. Barrett File No. 1999-0629454
E. PN 1200019000054	Sublot 27 Mark J. & Maria Lechman File No. 2000-0695069
F. PN 1200019000053	Sublot 26 Michael J. & Eileen M. Naughton File No. 1999-0601633
G. PN 1200019000051	Sublot 24 John E. Sexton, Jr. & Susan Sexton File No. 1998-0561920
H. PN 1200019000045	Sublot 1 Joseph A. & Patricia Luf File No. 1998-0511028

- LEGEND:
- IRON PIPE FOUND AS NOTED
 - IRON PIN SET UNLESS NOTED OTHERWISE
 - ⊙ MAG NAIL SET
 - ⊠ 5/8" IRON PIN IN MONUMENT USED
 - CENTERLINE
 - PROPERTY OR RIGHT-OF-WAY LINE
 - SUBLOT LINE

Date of field survey: 7/8/2021 Hoy File No. 2890 Drawing No. 2890-2

HOY JOHN R. HOY and ASSOCIATES, INC.
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