

**Easement Line Table**

LINE	BEARING	DISTANCE
L1	S5° 29' 12" W	177.38'
L2	S5° 29' 12" W	180.28'
L3	S80° 04' 33" E	206.38'
L4	S88° 12' 33" E	104.97'
L5	S88° 12' 33" E	28.06'
L6	N80° 04' 33" W	208.55'
L7	N88° 12' 33" W	105.03'
L8	N88° 12' 33" W	84.18'
L9	N88° 12' 33" W	28.06'
L10	N5° 09' 24" E	71.15'
L11	S5° 09' 24" W	71.74'
L12	N84° 50' 36" W	83.60'

**Curve Table per ODOT plan**

CURVE	RADIUS	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	2864.93'	4° 51' 00"	121.33'	242.44'	N15° 46' 45" E	242.51'
C2	819.02'	110° 16' 00"	73.58'	146.56'	N13° 04' 15" E	146.76'
C3	2864.93'	3° 40' 00"	91.70'	183.31'	N6° 06' 15" E	183.34'



**AREA BREAKDOWN**

Within Split Parcel: 0.1712 acres (7,457.9567 ft²)  
Within R/W: 0.0196 acres (851.8179 ft²)

Within Consolidation Parcel: 1.8624 acres  
Within R/W: 0.3340 acres (14,549.1825 ft²)

Within Remainder Parcel: 2.6230 acres  
Within R/W: 0.1685 acres (7,338.5516 ft²)

**ABBREVIATIONS**

D per deed PC point of curvature  
P per plat PRC point of reverse curvature  
M measured PT point of tangency  
C calculated OL Original Lot  
U used GL Great Lot  
FND found SL Sublot  
CL centerline R/W right-of-way  
POB place of beginning  
PPOB principal place of beginning  
ODOT per ODOT plan  
NS per Nichols survey  
PS per Penfound survey  
PO per Pozzywak survey

**LEGEND**

SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD
○	●	SURVEY NAIL
○	●	MAG SPIKE
○	●	DRILL HOLE
○	●	RAILROAD SPIKE
○	●	MONUMENT BOX
○	●	CONCRETE MONUMENT
○	●	IRON PIPE
○	●	STONE
○	●	WOOD POST
○	●	CENTERLINE
○	●	RIGHT-OF-WAY
○	●	ORIGINAL LOT LINE
○	●	RELIC FENCELINE
○	●	EX. EASEMENT PER PENFOUND SURVEY
○	●	EX. EASEMENT PER DEED
○	●	FR. EASEMENT EXTENSION

**REFERENCES**

Lorain County Survey Records  
Survey for Lee N. Keyse by Gary E. Penfound (Nov, 1960)  
Survey for Marvin Raber by Gary E. Penfound (Mar, 1969)  
Survey for Lee Keyse by John Pozzywak (Oct, 1977)

Lorain County Map Records  
Coopa Village Subdivision (PV 44, Pg. 61)(Oct, 1989)  
Heather Lane Subdivision (PV 56, Pg. 21)(Sep, 1995)  
Links Subdivision (PV 57, Pg. 38)(1996)  
Hunting Meadows Subdivision No. 1 (PV 102, Pg. 14)(Mar, 2016)  
Hunting Meadows Subdivision No. 3 (PV 105, Pg. 81)(May, 2017)

Lorain County Road Records  
Survey for Imeline Patti by J.B. Nichols (Aug, 1936)

Lorain County Deed Records  
Volume and Pages as indicated

ODOT Centerline Survey Records  
LOR 252-2.66-5.55 (SH. No. 541 Section "d")  
LOR 252-4.34-4.38 (PID No. 93709)

**NOTES**

- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING", set 5" above ground in areas where future discovery may be difficult, unless otherwise noted. All others set flush with ground, unless otherwise noted.

- The purpose of the proposed 10' drainage easement is to extend the existing 10' drainage easement, as shown on the March, 1969 survey plat by Gary Penfound, to the east line of the proposed split parcel. It is unknown whether the existing easement is still being used by the dominant tenement.

50490

APPROVED FOR LORAIN CO.

DATE 11/5/21

BY A. Carpen

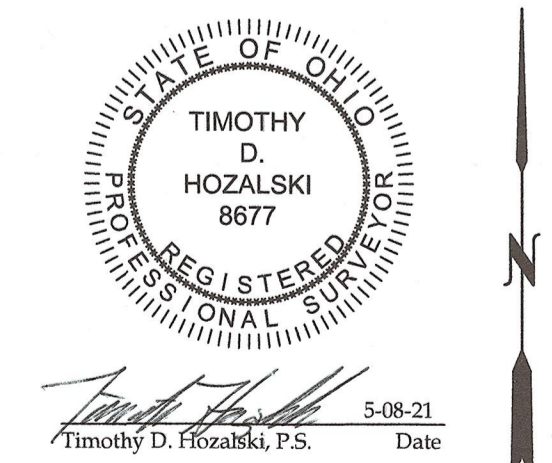
#21-04402

**Lot Split for Larry & Vicki Raber**

Being a parcel of land located in part of Original Lot 38, Columbia Township, Township 5 North, Range 15 West, Connecticut Western Reserve, Lorain County, Ohio

SCALE 1"=150'

150 0 150 300



Bearings are relative to the Ohio State Plane Coordinate System, North Zone (3401), NAD83(2011) Epoch 2010.00, and corrected via the CRTM. Coordinates provided hereon have been scaled from grid to ground using a multiplier of 1.000089754 about a common point, being the 1" iron pin w/ brass cap found in a monument box at the centerline intersection of Bates Road and Gore Orphanage Road, on the north line of Camden Township, Lorain County, Ohio

MINIMUM ERROR OF CLOSURE: 1 : 10,000

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Job No. 21-032 Drawn By: CAD  
Date: May, 2021 Checked By: TDH