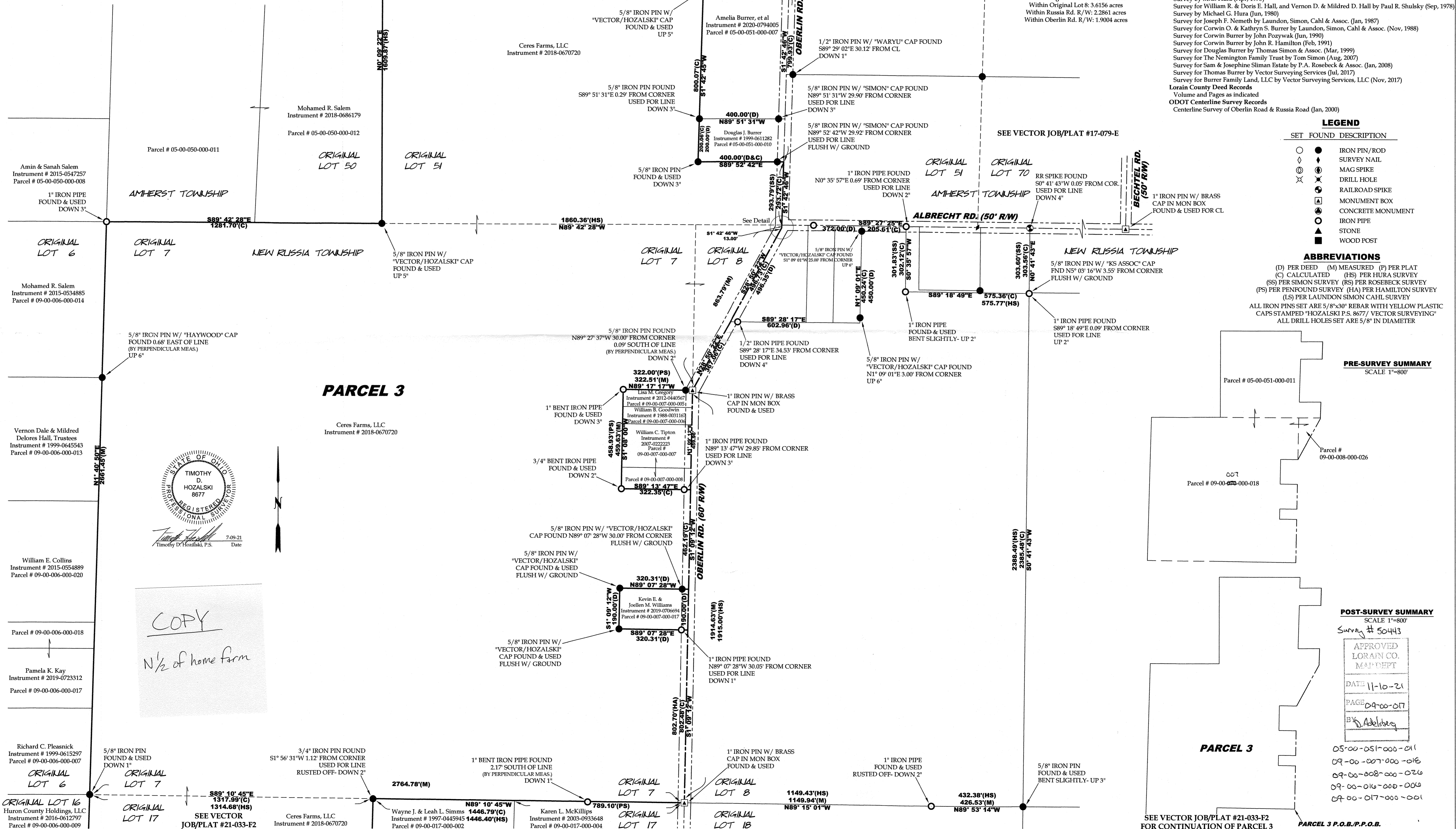
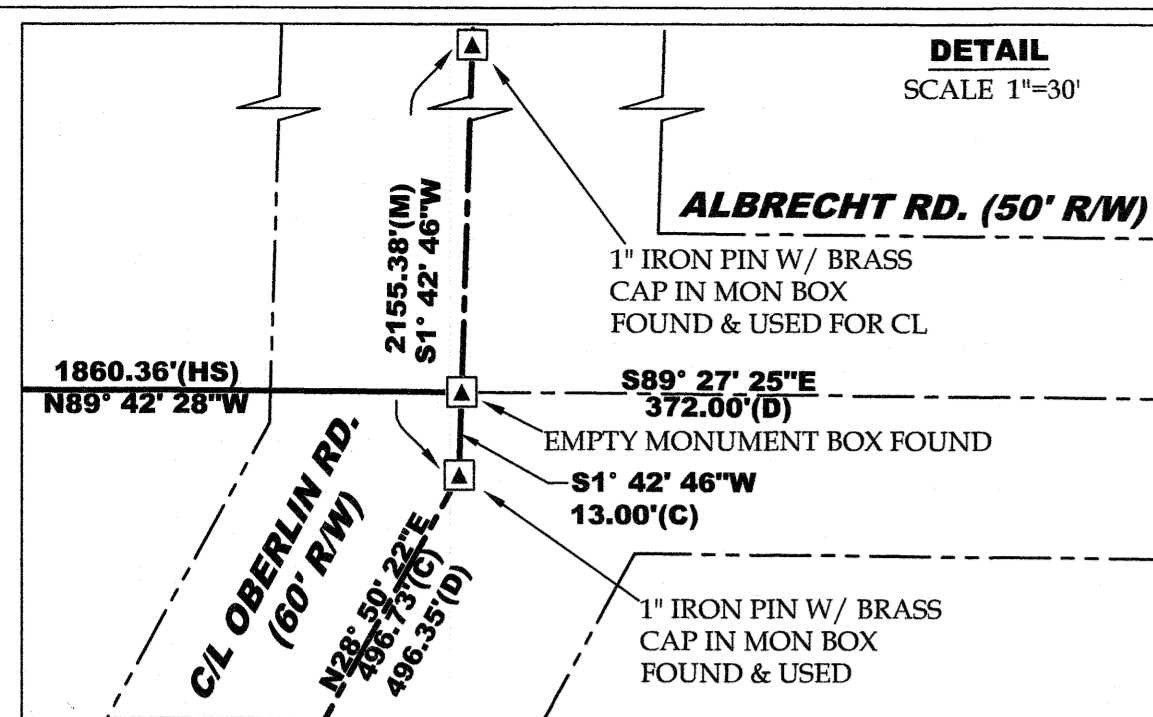


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File Name: E:\Documents\Dropbox\Surveying\Files\Job\2021\21-033-Ceres Farms, LLC\21-033-Ceres Farms, LLC.dwg



Lot Split & Correction Plat for Ceres Farms, LLC
 Being a parcel of land located in part of Original Lot 51, Amherst Township, Township 6 North, Range 18 West, and Original Russia Township Lots 7, 8, 16, & 17, New Russia Township, Township 5 North, Range 18 West, Connecticut Western Reserve, Lorain County, Ohio
 SCALE 1"=200'

OFFICE: 440-865-8446 AMHERST, OH
 VECTOR SURVEYING SERVICES, LLC
 BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (401), NAD83(2011) EPOCH 2010.00, AND CORRECTED VIA THE ORTN MINIMUM ERROR OF CLOSURE: 1: 10,000
 Job No.: 21-033-F1 Drawn By: CAD
 Date: Jul, 2021 Checked By: TDH

AREA BREAKDOWN

Parcel 3 Total: 357.3963 acres
 Within Original Lot 7: 164.1515 acres
 Within Original Lot 17: 79.7744 acres
 Within Original Lot 51: 60.5334 acres
 Within Original Lot 16: 49.3214 acres
 Within Original Lot 8: 3.6156 acres
 Within Russia Rd. R/W: 2.2861 acres
 Within Oberlin Rd. R/W: 1.9004 acres

- REFERENCES**
- Lorain County Survey Records**
 Survey of Hasenflue Farm by J.W. Warden (Oct, 1946)
 Survey by Ray E. Hollis (Nov, 1953)
 Survey for Leland F. & Catherine A. Jones by C.E. Penfound (Sep, 1956)
 Survey for Leonard & Hazel Berg by Gary E. Penfound (Feb, 1972)
 Survey by M.G. Hura (Apr, 1973)
 Survey for William R. & Doris E. Hall, and Vernon D. & Mildred D. Hall by Paul R. Shulsky (Sep, 1978)
 Survey by Michael G. Hura (Jun, 1980)
 Survey for Joseph F. Nemeth by Laundon, Simon, Cahl & Assoc. (Jan, 1987)
 Survey for Corwin O. & Kathryn S. Burrey by Laundon, Simon, Cahl & Assoc. (Nov, 1988)
 Survey for Corwin Burrey by John R. Hamilton (Feb, 1991)
 Survey for Douglas Burrey by Thomas Simon & Assoc. (Mar, 1999)
 Survey for The Nemington Family Trust by Tom Simon (Aug, 2007)
 Survey for Sam & Josephine Siman Estate by P.A. Rosebeck & Assoc. (Jan, 2008)
 Survey for Thomas Burrey by Vector Surveying Services (Jul, 2017)
 Survey for Burrey Family Land, LLC by Vector Surveying Services, LLC (Nov, 2017)
- Lorain County Deed Records**
 Volume and Pages as indicated
- ODOT Centerline Survey Records**
 Centerline Survey of Oberlin Road & Russia Road (Jan, 2000)

LEGEND

SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD
◇	◆	SURVEY NAIL
⊕	⊖	MAG SPIKE
⊗	⊘	DRILL HOLE
⊙	⊚	RAILROAD SPIKE
⊛	⊜	MONUMENT BOX
⊝	⊞	CONCRETE MONUMENT
⊟	⊠	IRON PIPE
⊡	⊢	STONE
⊣	⊤	WOOD POST

ABBREVIATIONS

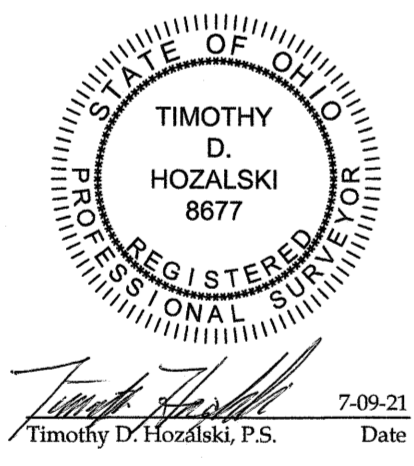
(D) PER DEED (M) MEASURED (P) PER PLAT
 (C) CALCULATED (HS) PER HURA SURVEY
 (SS) PER SIMON SURVEY (RS) PER ROSEBECK SURVEY
 (PS) PER PENFOUND SURVEY (HA) PER HAMILTON SURVEY
 (LS) PER LAUNDON SIMON CAHL SURVEY
 ALL IRON PINS SET ARE 5/8"x30" REBAR WITH YELLOW PLASTIC CAPS STAMPED "HOZALSKI P.S. 8677/ VECTOR SURVEYING"
 ALL DRILL HOLES SET ARE 5/8" IN DIAMETER

PRE-SURVEY SUMMARY
 SCALE 1"=800'

POST-SURVEY SUMMARY
 SCALE 1"=800'
 Survey # 50443

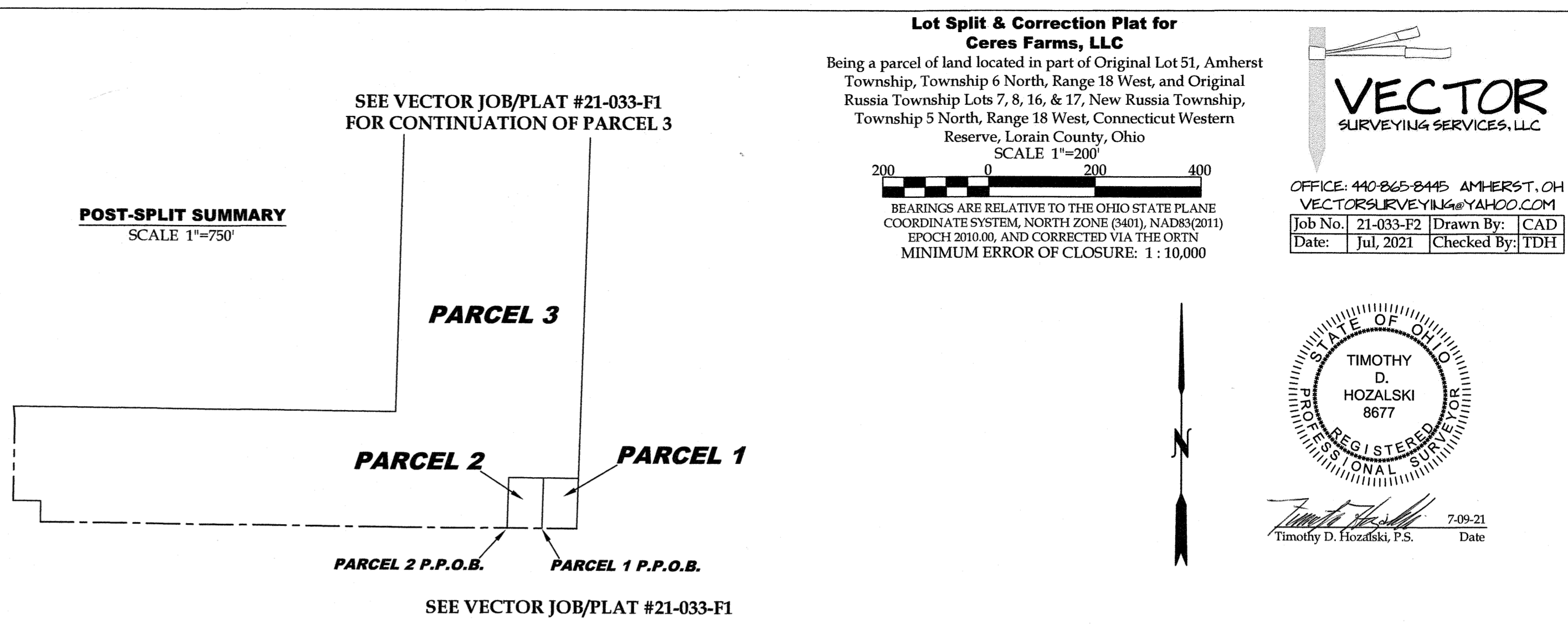
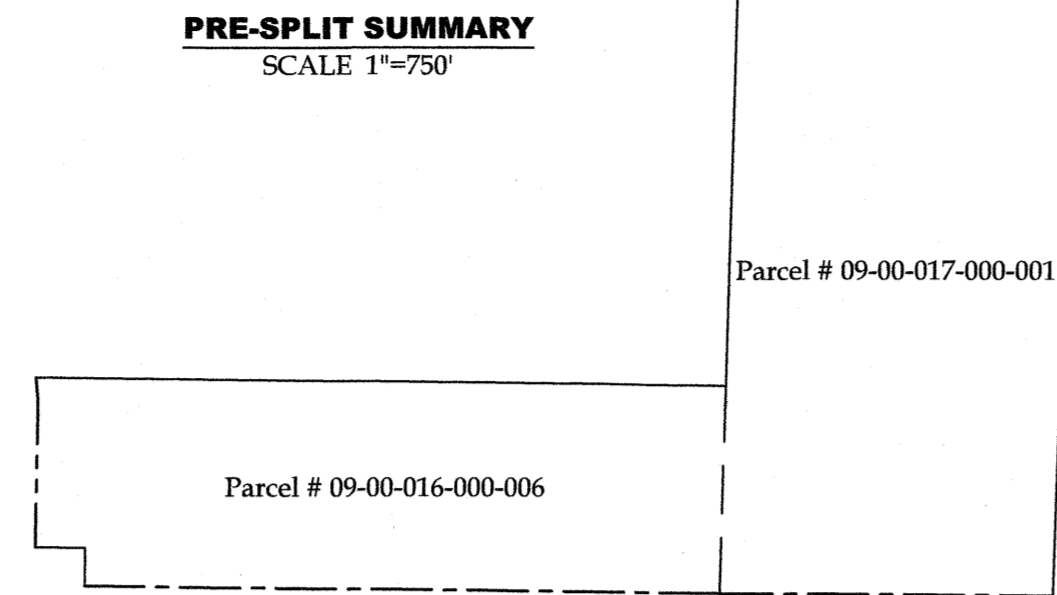
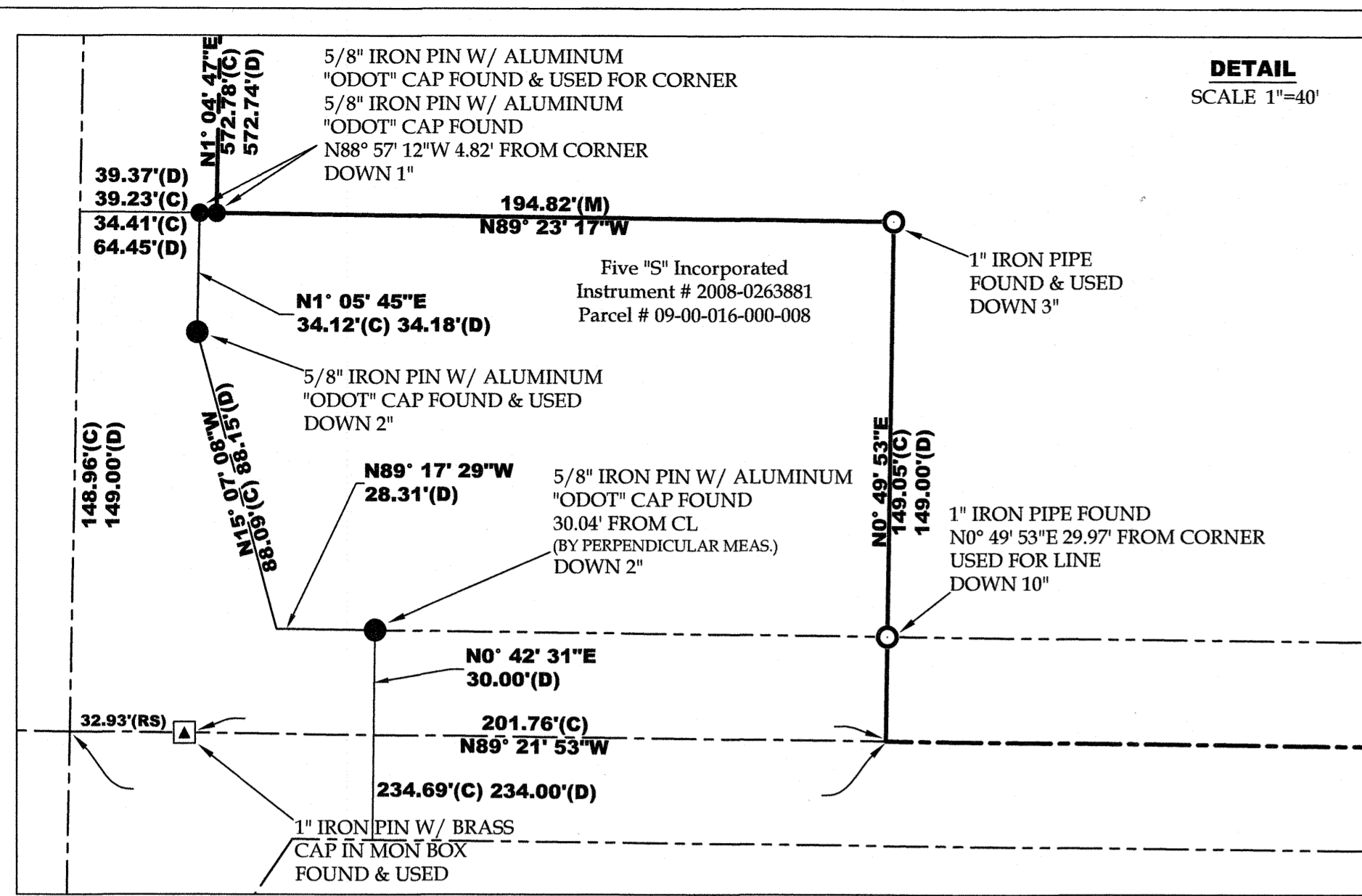
APPROVED
 LORAIN CO. MAJ DEPT
 DATE 11-10-21
 PAGE 09-00-017
 BY Adelsberg

05-00-051-000-011
 09-00-007-000-016
 09-00-008-000-026
 09-00-016-000-009
 09-00-017-000-001

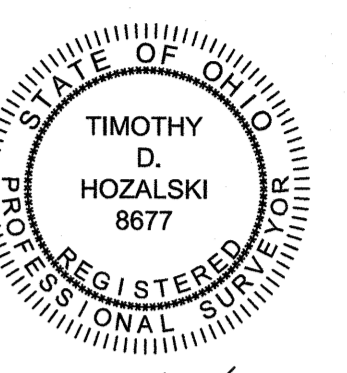


COPY
N 1/2 of home farm

SEE VECTOR JOB/PLAT #21-033-F2 FOR CONTINUATION OF PARCEL 3
 PARCEL 3 P.O.B./P.P.O.B.



VECTOR SURVEYING SERVICES, LLC
 OFFICE: 440.865.8445 AMHERST, OH
 VECTORSURVEYING@YAHOO.COM
 Job No. 21-033-F2 Drawn By: CAD
 Date: Jul, 2021 Checked By: TDH



ORIGINAL LOT 6
 ORIGINAL LOT 16

REFERENCES

- Lorain County Survey Records
 Survey of Hasenflue Farm by J.W. Warden (Oct, 1946)
 Survey by Ray E. Hollis (Nov, 1953)
 Survey for Leland F. & Catherine A. Jones by C.E. Penfound (Sep, 1956)
 Survey for Leonard & Hazel Berg by Gary E. Penfound (Feb, 1972)
 Survey by M.G. Hura (Apr, 1973)
 Survey for William R. & Doris E. Hall, and Vernon D. & Mildred D. Hall by Paul R. Shulsky (Sep, 1978)
 Survey by Michael G. Hura (Jun, 1980)
 Survey for Joseph F. Nemeth by Laundon, Simon, Cahl & Assoc. (Jan, 1987)
 Survey for Corwin O. & Kathryn S. Burrell by Laundon, Simon, Cahl & Assoc. (Nov, 1988)
 Survey for Corwin Burrell by John Poznyak (Jun, 1990)
 Survey for Corwin Burrell by John R. Hamilton (Feb, 1991)
 Survey for Douglas Burrell by Thomas Simon & Assoc. (Mar, 1999)
 Survey for The Nemington Family Trust by Tom Simon (Aug, 2007)
 Survey for Sam & Josephine Sliman Estate by P.A. Rosebeck & Assoc. (Jan, 2008)
 Survey for Thomas Burrell by Vector Surveying Services, LLC (Jul, 2017)
 Survey for Burrell Family Land, LLC by Vector Surveying Services, LLC (Nov, 2017)
 Lorain County Deed Records
 Volume and Pages as indicated
 Additional Lorain County Deed Records
 Dan M. Wilcox to Dorothy A. Nash (Instrument No. 1997-0489207)
 Douglas J. Burrell to Burrell Family Land, LLC (Instrument No. 2012-0439998)
 ODOT Centerline Survey Records
 Centerline Survey of Oberlin Road & Russia Road (Jan, 2000)

ABBREVIATIONS

- (D) PER DEED (M) MEASURED (P) PER PLAT
 (C) CALCULATED (HS) PER HURA SURVEY
 (SS) PER SIMON SURVEY (RS) PER ROSEBECK SURVEY
 (PS) PER PENFOUND SURVEY (HA) PER HAMILTON SURVEY
 (LS) PER LAUNDON SIMON CAHL SURVEY
 ALL IRON PINS SET ARE 5/8"x30" REBAR WITH YELLOW PLASTIC CAPS STAMPED "HOZALSKI P.S. 8677 / VECTOR SURVEYING"
 ALL DRILL HOLES SET ARE 5/8" IN DIAMETER

LEGEND

SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD
◇	◆	SURVEY NAIL
⊙	⊚	MAG SPIKE
⊗	⊘	DRILL HOLE
⊕	⊖	RAILROAD SPIKE
⊠	⊡	MONUMENT BOX
⊞	⊟	CONCRETE MONUMENT
⊛	⊜	IRON PIPE
⊝	⊞	STONE
■	■	WOOD POST

Note:
 The 1" iron pin with brass cap found in the monument box near the southwest corner of Simms' land was incorrectly used as the corner of the subject property on the retracement survey by Vector Surveying Services, LLC on October, 2017 (Job/Plat # 17-079-F2). Neither Instrument No. 1997-0445945 or Instrument No. 1997-0489207 provides enough record information to confirm the true location of the line in question. The occupation line was used hereon as indicated by a relic metal fencepost as a means of best evidence. The area of the subject property within Original Lot 17 and the area of Simms' land are both well above their record acreages.

PARCEL 3

Ceres Farms, LLC
 Instrument # 2018-0670720

AREA BREAKDOWN

- Parcel 1 Total: 2.0016 acres
 Within R/W: 0.1687 acres (7,349.9510 ft)
 Parcel 2 Total: 2.0016 acres
 Within R/W: 0.1687 acres (7,349.9510 ft)
 Parcel 3 Total: 357.3963 acres
 Within Original Lot 7: 164.1515 acres
 Within Original Lot 17: 79.7744 acres
 Within Original Lot 16: 60.5334 acres
 Within Original Lot 8: 49.3214 acres
 Within Original Lot 18: 3.6156 acres
 Within Russia Rd. R/W: 2.2861 acres
 Within Oberlin Rd. R/W: 1.9004 acres

C/L STATE ROUTE 58 (R/W VARIES)

846.77(M)
 N1° 04' 47" E

572.74(C)
 N1° 04' 47" E

811.90(RS)
 S1° 38' 45" W

5/8" IRON PIN W/ ALUMINUM "ODOT" CAP FOUND & USED FOR CORNER
 S89° 21' 52" E 2695.38(C)
 2695.22(RS)

5/8" IRON PIN W/ "VECTOR/HOZALSKI" CAP FOUND & USED
 FLUSH W/ GROUND
 N4° 56' 47" W 90.48(C)

See Detail
 N89° 23' 17" W 194.82(M)
 N0° 49' 53" E 149.05(C) 149.00(D)

1" IRON PIPE FOUND N0° 49' 53" E 29.97' FROM CORNER USED FOR LINE DOWN 10"

Huron County Holdings, LLC
 Instrument # 2016-061297
 Parcel # 09-00-006-000-009

Ceres Farms, LLC
 Instrument # 2018-0670720

5/8" IRON PIN W/ "VECTOR/HOZALSKI" CAP FOUND & USED UP 5"

ORIGINAL LOT 16
 ORIGINAL LOT 17

PARCEL 1&2 P.O.B.
 1" IRON PIN W/ BRASS CAP IN MON BOX FOUND & USED

5/8" IRON PIN SET ON R/W N1° 56' 31" E 30.01' FROM CORNER FLUSH W/ GROUND

RELIC METAL FENCEPOST FOUND & USED AS OCCUPATION LINE
 1" BENT IRON PIPE FOUND N1° 38' 42" E 30.15' FROM CORNER USED FOR LINE DOWN 1"

5/8" IRON PIN SET ON R/W N1° 56' 31" E 30.01' FROM CORNER FLUSH W/ GROUND

1" IRON PIN W/ BRASS CAP IN MON BOX FOUND N89° 28' 12" W 22.98' FROM CORNER (BY PERPENDICULAR MEAS.) NOT USED

5/8" IRON PIN W/ "VECTOR/HOZALSKI" CAP FOUND & USED FLUSH W/ GROUND

5/8" IRON PIN W/ "VECTOR/HOZALSKI" CAP FOUND N1° 38' 42" E 30.00' FROM CORNER FLUSH W/ GROUND

COPY
 1/2 of home farm
 dw & mll

Survey # 50443
 APPROVED LORAIN CO. MAP DEPT
 DATE 11-16-21
 PAGE 09-00-017
 B. B. Adolph

- 05-00-051-000-011
- 09-00-007-000-018
- 09-00-008-000-026
- 09-00-016-000-006
- 09-00-017-000-001

1" IRON PIN W/ BRASS CAP IN MON BOX FOUND & USED