

LOT SPLIT & CONSOLIDATION SURVEY

FOR
ROBERT KILBANE

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 21.

FLOODPLAIN NOTE:

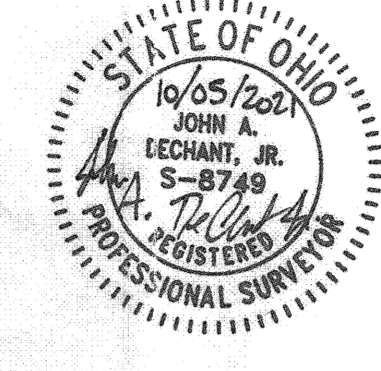
THE SITE LIES WITHIN THE FOLLOWING ZONES AS REFERENCED ON FEMA FLOOD INSURANCE RATE MAPS 39093C0091 D & 39093C0093D ISSUED ON AUGUST 19, 2008.

ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED

LEGEND:

- IRON PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH YELLOW CAP STAMPED "RAFTER A, LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A, LTD LINE PIN"
- 5/8" REBAR FOUND WITH YELLOW CAP STAMPED "RAFTER A, LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A, LTD LINE PIN"
- ☒ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- M.N.F. MAGNETIC NAILSPIKE FOUND
- M.N.S. MAGNETIC NAILSPIKE SET
- P/L PROPERTY LINE
- CL CENTERLINE
- R/W RIGHT-OF-WAY



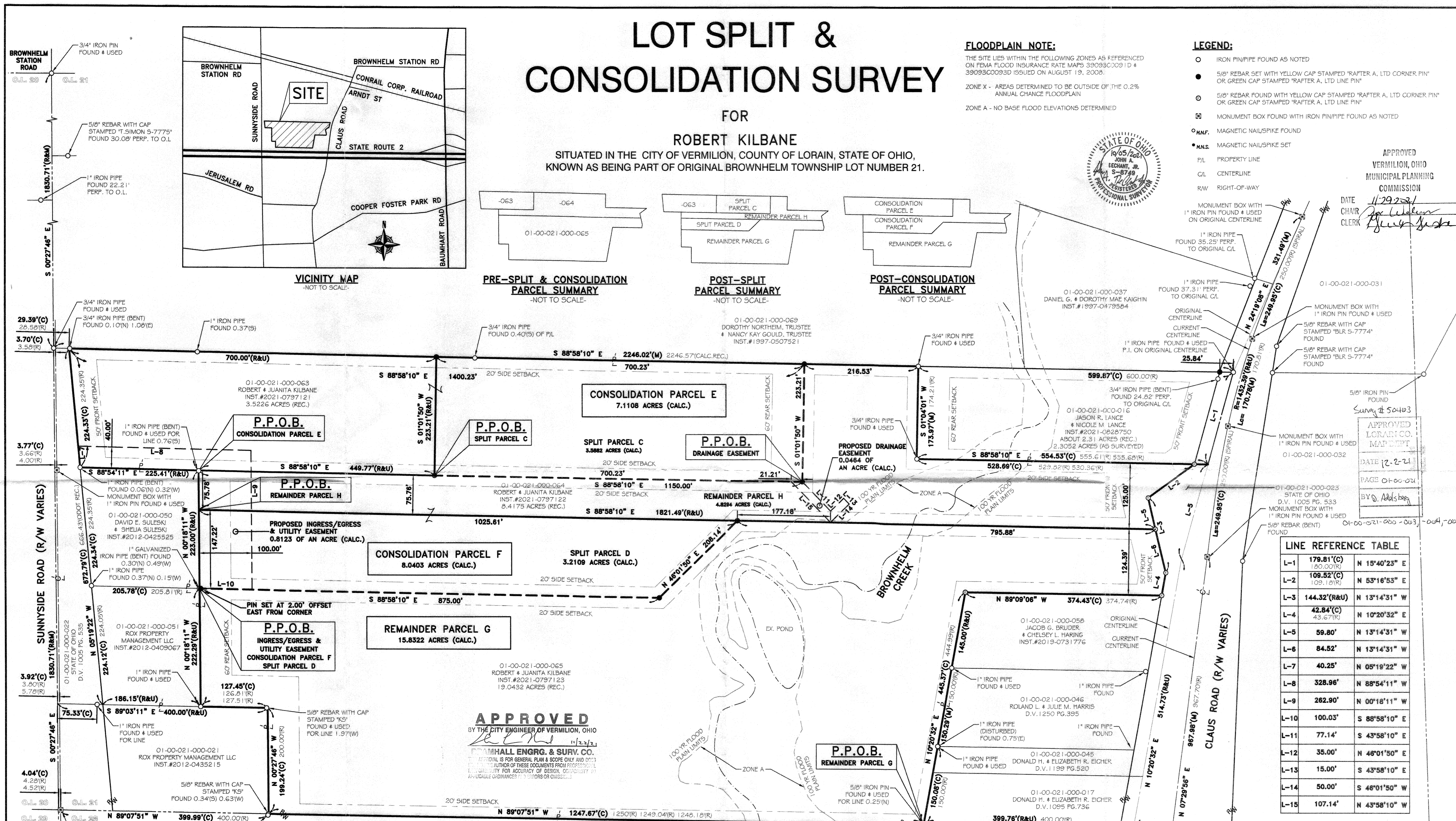
APPROVED
VERMILION, OHIO
MUNICIPAL PLANNING
COMMISSION
DATE 11/29/21
CHAIR [Signature]
CLERK [Signature]

VICINITY MAP
-NOT TO SCALE-

PRE-SPLIT & CONSOLIDATION
PARCEL SUMMARY
-NOT TO SCALE-

POST-SPLIT
PARCEL SUMMARY
-NOT TO SCALE-

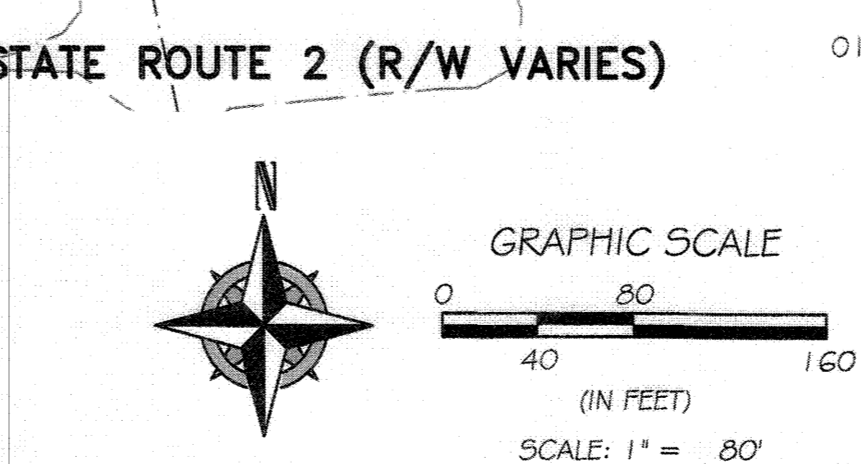
POST-CONSOLIDATION
PARCEL SUMMARY
-NOT TO SCALE-



LINE	BEARING	DISTANCE
L-1	N 15°40'25" E	178.81'(C) 180.00'(R)
L-2	N 53°16'53" E	108.52'(C) 109.18'(R)
L-3	N 13°14'31" W	144.32'(R&U)
L-4	N 10°20'32" E	42.84'(C) 43.67'(R)
L-5	N 13°14'31" W	59.80'
L-6	N 13°14'31" W	84.52'
L-7	N 05°19'22" W	40.25'
L-8	N 88°54'11" W	328.96'
L-9	N 00°18'11" W	262.90'
L-10	S 88°58'10" E	100.03'
L-11	S 43°58'10" E	77.14'
L-12	N 46°01'50" E	35.00'
L-13	S 43°58'10" E	15.00'
L-14	S 46°01'50" W	50.00'
L-15	N 43°58'10" W	107.14'

REV.	BY	DATE	DESCRIPTION
1	JAD	09-15-2021	PRELIMINARY ISSUE TO CLIENT
2	JAD	10-05-2021	ISSUE TO CLIENT

- ### REFERENCES USED:
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
 - LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
 - PLAT OF SURVEY FOR SHARON WYCKOFF, THOMAS SIMON & ASSOCIATES, INC. THOMAS A. SIMON 5-7775, DATED OCTOBER 2012
 - PLAT OF SURVEY, SPLIT & COMBINATION FOR ALICE WILMS, THOMAS SIMON & ASSOCIATES, INC. THOMAS A. SIMON 5-7775, DATED JUNE 2011
 - STATE OF OHIO CENTERLINE SURVEY PLAT STATE ROUTE 2, SECTION 0.00 PLAT VOLUME 26 PAGE 34 435
 - MAY OF SURVEY FOR CARRIE BELL JOHNSON AND LEANDER M. JOHNSON, ARNOLD F. KOEPP P.5-4306, DATED AUGUST 19, 1981
 - LOT SPLIT & CONSOLIDATION PLAT FOR RALPH L. & ALDIA M. LEIMBACH, B.L. ROBINSON ENGINEERING & SURVEYING CO. BRUCE L. ROBINSON P.5-7774, DATED DECEMBER 6, 2000
 - CONSOLIDATION AND LOT SPLIT PLAT FOR GREAT LAKES DEVELOPMENT, LTD., B.L. ROBINSON ENGINEERING & SURVEYING CO. BRUCE L. ROBINSON P.5-7774, DATED 2003
 - MAP OF PART OF O.L. 21 BROWNHELM TOWNSHIP FROM DEED RECORDS AND SURVEYS, ARNOLD F. KOEPP P.5-4306, DATED FEBRUARY 26, 1990
 - PLAT OF SURVEY FOR 1550 CLAUS ROAD, EARL H. HUNTER P.5-7537, DATED JUNE 12, 1996



BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CURRENT CENTERLINE OF CLAUS ROAD AND IS ASSUMED TO BE NORTH 07° 29' 56" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN NOVEMBER OF 2020 AND SEPTEMBER OF 2021.

RAFTER A, LTD
LAND SURVEYING & ENGINEERING

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DRAWN BY: JAD
JOB No: 2579A-20

CHECKED BY: RAF
SHEET 1 of 1