

# LOT SPLIT SURVEY

FOR

**ORRIN LEIMBACH, TRUSTEE,  
OF THE PATRICIA LEIMBACH TRUST  
AND THE PAUL LEIMBACH TRUST**  
SITUATED IN THE TOWNSHIP OF BROWNHELM,  
COUNTY OF LORAIN, STATE OF OHIO,  
KNOWN AS BEING PART OF  
ORIGINAL BROWNHELM TOWNSHIP  
LOT NUMBERS 66, 67, 68, 78, & 79

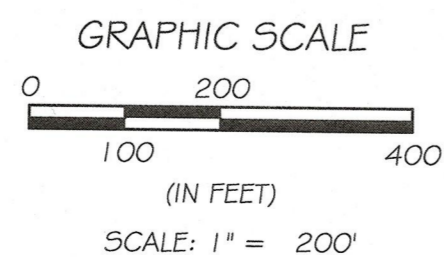
**LEGEND:**

- IRON PIN/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"
- ⊠ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- M.N.F. MAGNETIC NAIL/SPIKE FOUND
- M.N.S. MAGNETIC NAIL/SPIKE SET
- RAILROAD SPIKE FOUND
- P.L. PROPERTY LINE
- C.L. CENTERLINE
- R.W. RIGHT-OF-WAY
- C.L. COURSES FOLLOW THE C.L. OF RIVER
- 1" IRON PIPE (BENT) FOUND & USED
- MONUMENT BOX WITH RAILROAD SPIKE FOUND & USED
- SPIKE FOUND & USED
- 1" IRON PIPE (BENT) FOUND & USED

**REFERENCES:**

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- PLAT OF BOUNDARY SURVEY FOR BARBARA SUE BECHTEL, TRUSTEE, THOMAS SIMON & ASSOCIATES, INC., THOMAS A SIMON P.5.7775, DATED AUGUST 2017
- GORE ORPHANAGE ROAD HILL SLIP REPAIR PLANS LORAIN COUNTY ENGINEER, DATED JUNE 2005
- LOT SPLIT FOR LORAIN COUNTY METROPOLITAN PARK DISTRICT, NORMAN R. HURA P.5.5208, DATED MARCH 1996
- SURVEY FOR CHILDREN'S RESCUE SOCIETY, J.W. WARDEN SURVEYOR, DATED JULY 22, 1916
- MAP OF SURVEY MADE FOR ROLLAND F. ANGERSBACH SPLIT PROPOSED, CHARLES P. WARYU P.5.5028, DATED DECEMBER 28, 2006
- LOT-SPLIT SURVEY FOR RUSSELL H. & BEVERLY A. SCHMALZ, RAFTER A LTD LAND SURVEYING & ENGINEERING, JOSHUA S. RIEDY P.5.6700, DATED JUNE 24, 2019
- MANTLE ROCK SUBDIVISION PLAT VOLUME 67 PAGE 25-26
- LOT SPLIT FOR LORAIN COUNTY METROPOLITAN PARK DISTRICT FROM P.P. 01-00-078-000-019 AND 01-00-079-000-010 PRESENT OWNER-THOUSAND ADVENTURES OF OHIO INC., NORMAN R. HURA P.5.5208
- SURVEY, LOT SPLIT & ASSEMBLY PLAT PREPARED FOR DARYL & VIVIAN BEELER AND STEVE WALKER, SNEZEK & ASSOCIATES, LLC, THOMAS M. SNEZEK P.5.7051, DATED OCTOBER 29, 2014
- PERIMETER SURVEY PREPARED FOR ROLLAND ANGERSBACH, MICHAEL G. HURA P.5.4712, DATED APRIL 9, 1996
- MAP OF SURVEY OF 5.4879 ACRES AND 48.6842 ACRES MADE AT THE REQUEST OF ORRIN LEIMBACH, CHARLES P. WARYU P.5.5029, DATED JULY 10, 1993
- MAP OF SURVEY MADE FOR DEAN H. WALKER, CHARLES P. WARYU P.5.5029, DATED AUGUST 2001
- PLAT OF BOUNDARY SURVEY CECIL CLINE, LAUNDON-KELSER#A550C, INC. ALEX KELSER P.5.7871, DATED JULY 21, 2003
- BOUNDARY SURVEY PREPARED FOR ORRIN LEIMBACH, PATRICK A. MCGANNON P.5.7154, DATED MAY 9, 1997
- SURVEY PART OF O.L.66 BROWNHELM TWP. ARNOLD F. KOEPP P.5.4306, DATED APRIL 10, 1966
- SURVEY PART OF O.L.66 BROWNHELM TWP. ARNOLD F. KOEPP P.5.4306, DATED MAY 1993
- SURVEY FOR RUSSELL H. & BEVERLY A. SCHMALZ, P.A. ROSEBECK & ASSOCIATES PHILIP A. ROSEBECK P.5.6696, DATED APRIL 18, 2002
- PLAT OF SURVEY FOR SUSANNE WALKER, DAVID A. WILLIAMS P.5.7166, DATED JUNE 2020
- SURVEY PART OF O.L.77 BROWNHELM TWP. ARNOLD F. KOEPP P.5.4306, DATED AUGUST 10, 1977

REV.	BY	DATE	DESCRIPTION
1	JAD	12-03-2021	PRELIMINARY ISSUE FOR REVIEW
2	JAD	12-06-2021	UPDATED PRELIMINARY ISSUE FOR REVIEW
3	JAD	12-13-2021	ISSUE TO CLIENT



**BASIS OF BEARINGS**

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF GORE ORPHANAGE ROAD AND IS ASSUMED TO BE NORTH 00° 16' 23" WEST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN OCTOBER THRU DECEMBER OF 2021.

**LINE REFERENCE TABLE**

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L-1	64.87'(C)	64.89'(R)	S 01°59'09" E	
L-2	67.37'(M)	67.41'(R)	S 06°08'33" W	
L-3	81.32'(M)	81.07'(R)	S 08°08'47" W	
L-4	129.66'(M)	129.91'(R)	S 01°59'39" W	
L-5	169.58'(M)	169.68'(R)	S 88°03'54" E	
L-6	258.92'(R&U)		N 87°37'35" E	
L-7	245.74'(R&U)		N 67°50'35" E	
L-8	182.64'(R&U)		N 89°05'35" E	
L-9	133.74'(C)	136.92'(R)	N 74°57'35" E	
L-10	291.76'(C)	293.58'(R)	N 55°21'16" E	
L-11	122.70'(R&U)		S 20°05'25" E	
L-12	37.25'(C)		S 44°56'25" E	
L-13	54.63'(C)		S 44°56'25" E	

APPROVED  
LORAIN CO.  
MAPS  
DATE 12-11-2021  
PAGE 01-00-068-016  
BY M. Carden  
#21-09751-C



PORTMAN ROAD  
(60' R/W)

VERMILION RIVER  
ESTABLISHED BY LIDAR  
DATA COLLECTION BY  
RAFTER A LTD ON 11/23/2021

**RAFTER A, LTD**  
LAND SURVEYING • ENGINEERING • TESTING  
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074  
440-707-4014 • www.raftera.com • info@raftera.com  
DRAWN BY: JAD CHECKED BY: BDA  
JOB No: 2802-21 SHEET 1 of 1

