SPRAGUE ROAD 60'

ASSUMED N

NW CORNER
GARLAND NEW HOMES SPLIT

NE CORNER
GARLAND NEW HOMES SPLIT

966.44' Deed to
NW Corner Lot No. 80

OL 80

101.73' Deed

S89°33'52"E
203.46' Deed
253.46' Deeds & Used

90°27'10"

22.00' Deed
28.00' Deed

N89°33'52"W
166.53' R & U

CUYAHOGA COUNTY
LORAIN COUNTY

166.53' R & U

166.53' R & U

832.65' R & U

406.85' R & U

OL 80

OL 61

5/8" Iron
Pin Fd
capped ROOT

5/8" Iron
Pin Fd
capped POLARIS

5/8" Iron
Pin Fd
capped POLARIS

5/8" Iron
Pin Fd
capped POLARIS

EASEMENT
PER
TRANSCANADA
gas line HIGH PRESSURE
25.00
25.00

856.44' Midkiff Deed'

N00°53'18"E
442.45' CALC

856.44' Midkiff Deed'

David & Kathleen Buchman
12-00-080-000-038
VOL. 1043, P. 580
26757 Sprague Road

PARCEL B
110,849.0074 SF
2.5447 ACRES to cl

388.86'

S00°53'18"W
855.92' R& U

William B. & Holly A. Eisenhardt
12-00-080-000-082
DOC. 2020-0751592
26721 Sprague Road

REMAINDER

PARCEL "D"

PARCEL "C"

PARCEL "B"

197.85'
N89°06'42"W

78.63'
S45°53'18"W

AREA -082
137,172 SF
3.149 AC

PARCEL A
248,246.8623 SF
5.6990 ACRES to cl

Donald G. Midkiff
Karen L. Midkiff
12-00-080-000-012
Doc. # 2007-0231523
26803 Sprague Road

LOT SPLIT MADE FOR GARLAND NEW HOMES

AREA CONVEYED
106,079.9379 SF
2.4353 ACRES

855.96' R& U
S00°56'45"W

N00°53'18"E
467.06' CALC

RESTRICTED
COVENANT AREA "B"

N00°53'18"E
413.42' CALC

RESTRICTED
COVENANT AREA "A"

30' MBL

101.73' Deed

S89°33'12"E
253.46' D & U

419.13' CALC

¾" Iron
Pipe Fd
0.65'W

165.67' R & U

N89°33'12"W

5/8" Iron
Pin Fd
capped POLARIS

¾" Iron
Pipe Fd
0.43'W-0.07'S

Dan & Joy Speigal
12-00-080-000-042
Doc. #
10052 Station Road.

STATION ROAD 60'

SURVEY LEGEND

calc	Denotes Calculated Distance or Angle
prev	Denotes Previous Distance or Angle
state	Denotes State Distance or Angle
obs	Denotes Observed Distance or Angle
r	Denotes Record Distance or Angle
d	Denotes Deed Distance or Angle
u	Denotes Used Point, Distance or Angle
R/W	Denotes Right of Way
℄	Denotes Centerline
PL	Denotes Property Line
BL	Denotes Baseline
I.P.S.	Denotes 5/8" Iron Pin 30" Long Set and Capped 6752/7477
	Denotes Iron Pipe Found
	Denotes Iron Pin Found
M	Denotes Existing Iron Pin Monument Found
	Denotes Drill Hole Found or Set
	Denotes Nail Found or Set
	Denotes Hub Stake Found or Set

REFERENCES

1. Lot Split & Consolidation for Hill & Riberdy by James B. Root June 2004
2. Map of Survey for Raymond T. Goebel by James B. Root March, 2006
3. Map of Survey for Herman & Emma Legge by Resor & Associates Sept. 1994
4. Plat of Lot Split for Garland New Homes By Polaris Engineering & Surveying Nov. 2019
5. Lorain County Tax Map Records
6. TITLE DEED AND ADJOINERS DEEDS
7. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

GRAPHICAL SCALE
50 25 0 50
(FEET)
1" = 50'

LOT SPLIT & CONSOLIDATION
MADE AT THE INSTANCE OF
WILLIAM & HOLLY EISENHARDT
ORIGINAL COLUMBIA TWP. LOT # 80
COLUMBIA STATION, LORAIN COUNTY, OHIO.

ORDER NO. 21-009 *F.B. 823 PG. 147*
SCALE : 1" = 50' *DATE: 8-27, 2021*

IRON PIN MONUMENTS AND STAKES WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. ALL DISTANCES AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I STATE TO BE CORRECT.

HOFMANN-METZKER, INC.
REGISTERED PROFESSIONAL SURVEYORS
24 BEECH ST., BEREA, OH 44017
440-234-7350
george_hm@ameritech.net

STATE OF OHIO
GEORGE HOFMANN
6752
REGISTERED
SURVEYOR

BY: REGISTERED SURVEYOR #6752

50580
APPROVED
LORAIN CO.
MAP DEPT
DATE 5/20/22
PAGE 12-00-080
BY A Carden
#22-0N484

ACCEPTANCE

I(We) the undersigned William B. Eisenhardt & Holly A. Eisenhardt, owner(s) of the land shown on this map and designated as "Parcel 12-00-080-000-182", do hereby accept this Lot Split and Consolidation" as shown hereon.

William B. Eisenhardt _____ owner

Holly A. Eisenhardt _____ owner

NOTARY

COUNTY
STATE OF OHIO S.S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED WILLIAM B. EISENHARDT & HOLLY A. EISENHARDT WHO DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE "HIS/HER/THEIR" FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS ____DAY OF _____, 20___.

_____
Notary Public

ACCEPTANCE

I(We) the undersigned David Buchman & Kathleen Buchman, owner(s) of the land shown on this map and designated as "Parcel 12-00-080-000-038", do hereby accept this Lot Split and Consolidation" as shown hereon.

David Buchman _____ owner

Kathleen Buchman _____ owner

NOTARY

COUNTY
STATE OF OHIO S.S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED DAVID bUCHMAN & KATHLEEN BUCHMAN WHO DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE "HIS/HER/THEIR" FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS ____DAY OF _____, 20___.

_____
Notary Public