

LOT CONSOLIDATION
FOR

8996 BAUMHART ROAD

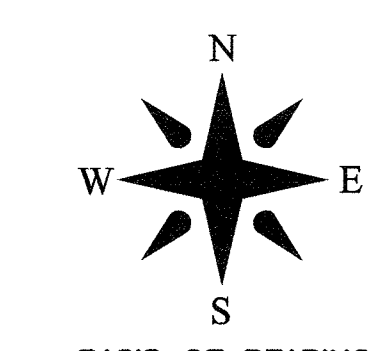
KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOTS 70, 71, 74, AND 75,
NOW SITUATED IN THE

TOWNSHIP OF BROWNHELM
COUNTY OF LORAIN - STATE OF OHIO

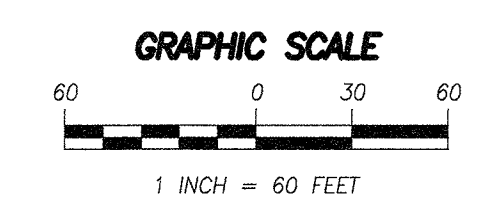
THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PIPES SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "M. HILDEBRANDT PS-8817".



Matthew A. Hildebrandt
MATTHEW A. HILDEBRANDT REG. PROF. SURV. No. 8817
FIELD DATE: JULY 14, 2022
SURVEY DATE: AUGUST 3, 2022



BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).



AREA OF SURVEYED PREMISES

PPN 01-00-071-000-015	1.0093 ACRES
AREA IN R/W	(0.0880 ACRE)
PPN 01-00-071-000-007	0.4622 ACRES
AREA IN ORIGINAL LOT 70	(0.0842 ACRE)
AREA IN ORIGINAL LOT 71	(0.3780 ACRE)
AREA IN R/W	(0.0127 ACRE)
PPN 01-00-074-000-001	2.0054 ACRES
AREA IN ORIGINAL LOT 74	(1.8432 ACRE)
AREA IN ORIGINAL LOT 75	(0.1622 ACRE)
TOTAL AREA PARCEL "A"	3.4769 ACRES
AREA IN ORIGINAL LOT 70	(0.0842 ACRE)
AREA IN ORIGINAL LOT 71	(1.3873 ACRES)
AREA IN ORIGINAL LOT 74	(1.8432 ACRES)
AREA IN ORIGINAL LOT 75	(0.1622 ACRE)
AREA IN BAUMHART ROAD RIGHT-OF-WAY	(0.1007 ACRE)

LINE DATA

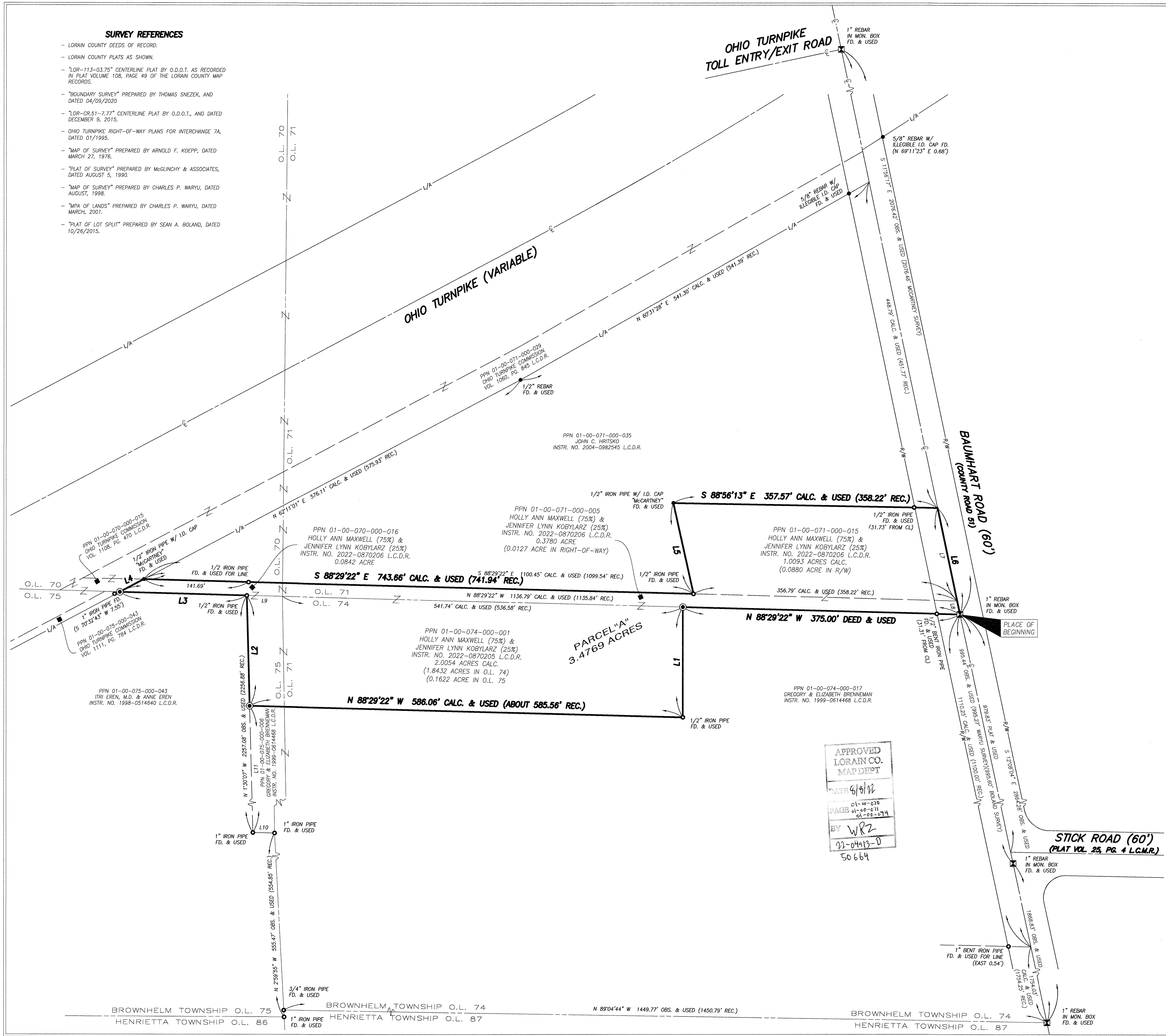
LINE	BEARING	DISTANCE
L1	S 0°00'45" E	148.62' CALC. & USED (148.65' REC.)
L2	N 1°30'07" W	148.77' CALC. & USED (148.65' REC.)
L3	N 88°29'22" W	171.87' CALC. & USED (178.96' REC.)
L4	N 62°11'01" E	36.75' CALC. & USED (37.31' REC.)
L5	N 12°34'35" W	125.35' CALC. & USED (125.00' REC.)
L6	S 11°56'17" E	146.39' CALC. & USED (143.53' REC.)
L7	S 11°56'17" E	127.88' CALC. & USED (125.00' REC.)
L8	S 11°56'17" E	18.51' CALC. & USED (18.53' REC.)
L9	N 88°29'22" W	48.18' REC. & USED
L10	N 88°56'31" W	29.35' OBS. & USED (29.46' REC.)
L11	N 1°30'07" W	2108.32' CALC. & USED (ABOUT 2106.00' REC.)

LEGEND

- REBAR FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "M. HILDEBRANDT PS-8817" ID CAP SET
- ⊠ MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY
- L/A LIMITED ACCESS RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LORAIN COUNTY MAP RECORDS
- L.C.D.R. LORAIN COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

SURVEY REFERENCES

- LORAIN COUNTY DEEDS OF RECORD.
- LORAIN COUNTY PLATS AS SHOWN.
- "LOR-113-03.75" CENTERLINE PLAT BY O.D.O.T. AS RECORDED IN PLAT VOLUME 108, PAGE 49 OF THE LORAIN COUNTY MAP RECORDS.
- "BOUNDARY SURVEY" PREPARED BY THOMAS SNEZEK, AND DATED 04/09/2020
- "LOR-CR-51-7.77" CENTERLINE PLAT BY O.D.O.T., AND DATED DECEMBER 9, 2015.
- OHIO TURNPIKE RIGHT-OF-WAY PLANS FOR INTERCHANGE 7A, DATED 01/1995.
- "MAP OF SURVEY" PREPARED BY ARNOLD F. KOEPP, DATED MARCH 27, 1976.
- "PLAT OF SURVEY" PREPARED BY MCGILNCHY & ASSOCIATES, DATED AUGUST 5, 1990.
- "MAP OF SURVEY" PREPARED BY CHARLES P. WARYU, DATED AUGUST, 1998.
- "MPA OF LANDS" PREPARED BY CHARLES P. WARYU, DATED MARCH, 2001.
- "PLAT OF LOT SPLIT" PREPARED BY SEAN A. BOLAND, DATED 10/26/2015.



APPROVED
LORAIN CO.
MAP DEPT
DATE 6/10/22
PAGE 01-00-071-000-015
01-00-011
01-00-014
BY WRZ
22-0413-D
50664

BROWNHELM TOWNSHIP O.L. 75 BROWNHELM TOWNSHIP O.L. 74 BROWNHELM TOWNSHIP O.L. 74
HENRIETTA TOWNSHIP O.L. 86 HENRIETTA TOWNSHIP O.L. 87 HENRIETTA TOWNSHIP O.L. 87