LOT SPLIT & CONSOLIDATION
FOR

THOMAS J. & CLARE SCYOC

KNOWN AS BEING PART OF ORIGINAL PENFIELD TOWNSHIP LOT 16, TRACT 5, AND ALL OF ORIGINAL PENNFIELD TOWNSHIP LOT 15, TRACT 5, NOW SITUATED IN THE

TOWNSHIP OF PENFIELD
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 PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "M HILDEBRANDT PS–8817".

MATTHEW A. HILDEBRANDT — REG. PROF. SURV. No. 8817 — 2/12/22

STATE OF OHIO — MATTHEW A. HILDEBRANDT S-8817 — REGISTERED PROFESSIONAL SURVEYOR

Field Date: JANUARY 22, 2022
Survey Date: FEBRUARY 11, 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).

GRAPHIC SCALE
200 0 100 200
1 INCH = 200 FEET

AREA OF SURVEYED PREMISES

SPLIT PARCEL A	4.2849 ACRES
AREA IN RIGHT–OF–WAY	(0.3134 ACRE)
CONSOLIDATED PARCEL B	108.0782 ACRES
AREA IN LOT 16	(16.5007 ACRES)
AREA IN LOT 15	(91.5775 ACRES)
AREA IN RIGHT–OF–WAY	(0.6159 ACRE)
TOTAL AREA	112.3631 ACRES
TOTAL AREA IN LOT 16	(16.5007 ACRES)
TOTAL AREA IN LOT 15	(95.8624 ACRES)
TOTAL AREA IN RIGHT–OF–WAY	(0.9303 ACRES)

OWNERS ACCEPTANCE

WE, THOMAS J. & CLARE SCYOC, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION AS SHOWN HEREON.

SIGNATURE – THOMAS J. SCYOC

SIGNATURE – CLARE SCYOC

NOTARY PUBLIC

COUNTY OF _____
STATE OF OHIO

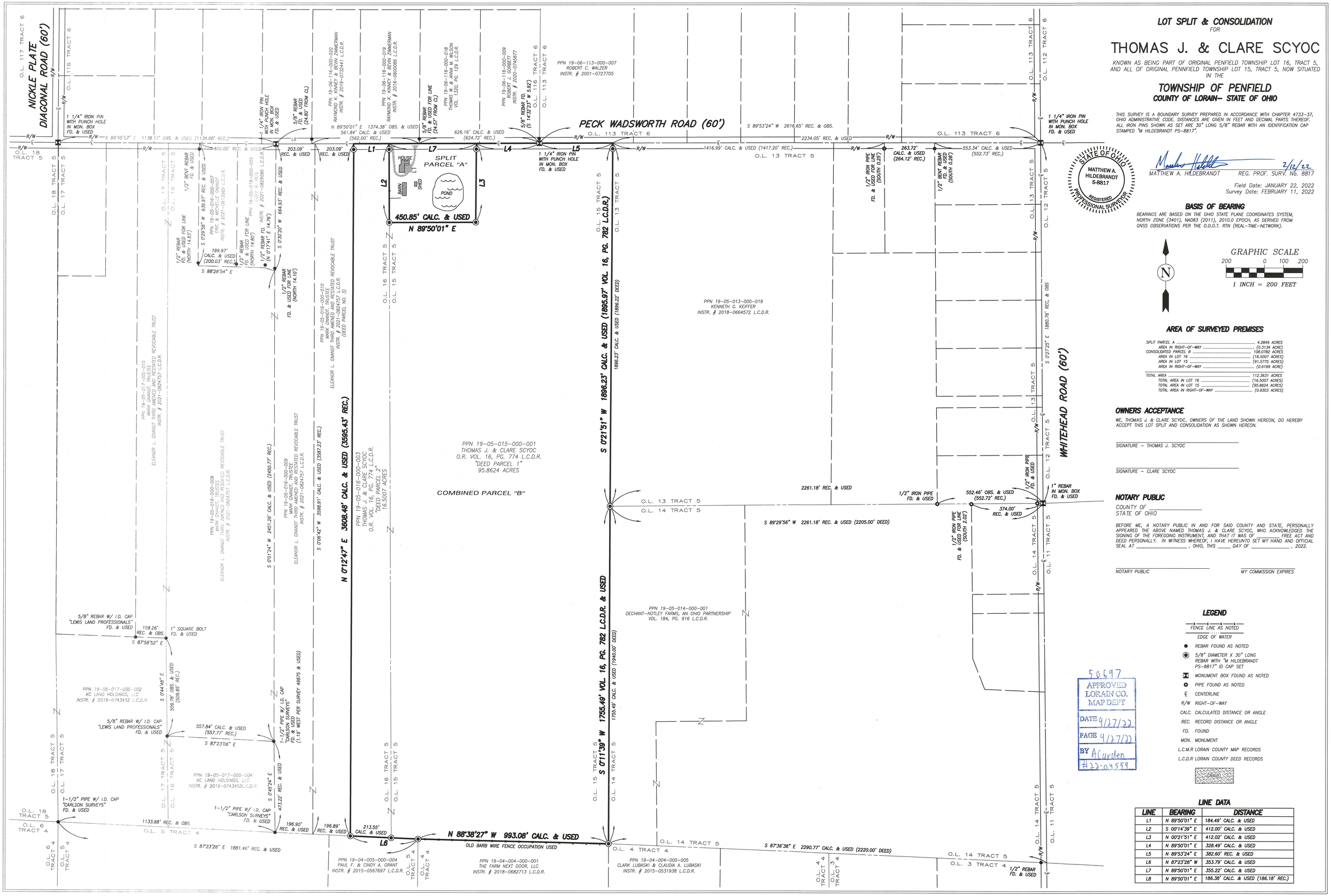
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED THOMAS J. & CLARE SCYOC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF _____ FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC — MY COMMISSION EXPIRES

LEGEND

- FENCE LINE AS NOTED
- EDGE OF WATER
- 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
- 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
- GRAVEL

50697
APPROVED
LORAIN CO.
MAP DEPT
DATE 9/27/22
PAGE 9/27/22
BY ACarden
#22-04559

LINE DATA

LINE	BEARING	DISTANCE
L1	N 89°50'01" E	184.49' CALC. & USED
L2	S 00°14'39" E	412.00' CALC. & USED
L3	N 00°21'51" E	412.02' CALC. & USED
L4	N 89°50'01" E	328.49' CALC. & USED
L5	N 89°53'24" E	382.60' REC. & USED
L6	N 87°23'28" W	353.79' CALC. & USED
L7	N 89°50'01" E	355.22' CALC. & USED
L8	N 89°50'01" E	186.38' CALC. & USED (186.18' REC.)