

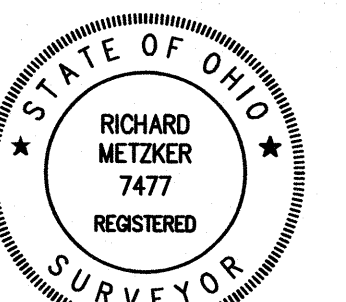
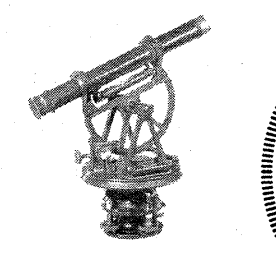
# Survey Map

of  
**Lot Split and Consolidation**  
 made for  
**Valerie Calderwood and Nancy Paschall**  
 Known as being part of part of Original Columbia Township Lot Number 7  
 County of Lorain, State of Ohio  
 Order No. 22-208  
 F.B. See Folder/Data Collector  
 Valerie Calderwood - 26630 - Columbia Station.dwg

I hereby state that this plot is a true and accurate representation of the premises shown hereon, and was based on an actual survey performed on the ground, and is in accordance with the Minimum Standards for boundary surveys as adopted by the State of Ohio Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses are given to the Ohio North State Plane Grid, and are used to indicate angles only.

## HOFMANN-METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS  
 24 BEECH ST. - P.O. BOX 343  
 BEREA, OHIO 44017  
 (440) 234-7350 FAX (440) 234-7351  
 EMAIL: rich@hm-surveying.com



Registered Surveyor No. 7477  
 Richard Metzker  
 Date: December 20, 2022

### Survey References

- November 15, 2000 Split Map by L.V. Surveying, Inc.
- January 24, 2019 Split Map by Neff & Associates
- Title and Adjoiner Deeds

The intent of this survey is to split a portion of Parcel 12-00-073-000-007 and combine it with Parcel 12-00-073-000-043 creating New Parcel A and New Parcel B

### Acreage Summary

Transfer Parcel	Total Area	0.2500 Ac.
New Parcel A	Area to R/W	11.4601 Ac.
	Area within R/W	0.1378 Ac.
	Total Area to ☐	11.5979 Ac.
New Parcel B	Area to R/W	1.8156 Ac.
	Area within R/W	0.2066 Ac.
	Total Area to ☐	2.0222 Ac.

### Existing Property Information

**Owner:** Nancy F. Paschall  
**Address:** 26630 Akins Rd  
**City/State:** Columbia Station, OH 44028  
**Parcel No.:** 12-00-073-000-007  
**Deed:** File #2012-0432264  
**Deed Acreage:** 2.27 Acres  
**Surveyed Acreage:** 2.2722 Acres

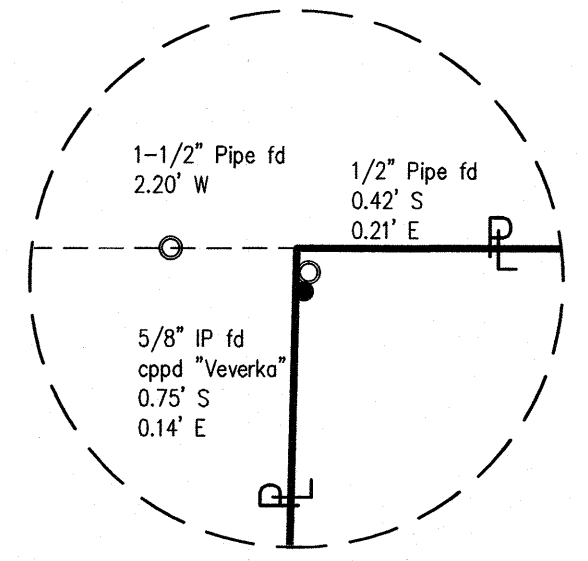
**Owner:** Valerie Calderwood  
**Address:** 26560 Akins Rd  
**City/State:** Columbia Station, OH 44028  
**Parcel No.:** 12-00-073-000-043  
**Deed:** File #2012-0425928  
**Deed Acreage:** 11.3480 Acres  
**Survey Acreage:** 11.3479 Acres

### Survey Legend

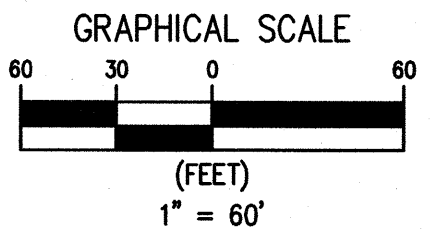
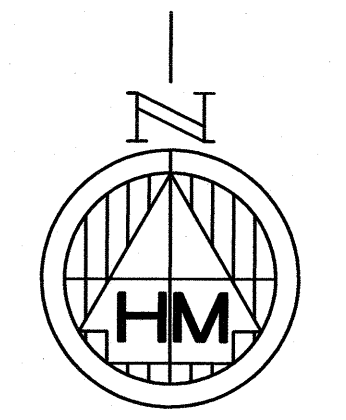
- d Denotes Deed Distance or Angle
- obs Denotes Observed Distance or Angle
- u Denotes Used Point, Distance or Angle
- fd Denotes Point Found
- LV Denotes Distance or Angle per L.V. Surveying Inc. Map
- Neff Denotes Distance or Angle per Neff & Assoc. Map
- R/W Denotes Right of Way
- ☐ Denotes Centerline
- Denotes Property Line
- Denotes Iron Pipe Found
- Denotes Iron Pin Found
- ⊙ Denotes Iron Pin Set and Capped 6752/7477
- ⊙ IPS Denotes distance and direction point found is from property corner
- 0.05' N
- 0.05' W

Survey # 50802  
 APPROVED  
 LORAIN CO.  
 MAP DEPT.  
 DATE 2-8-23  
 PAGE 12-00-073  
 BY J. Adelsberg

12-00-073-000-007  
 -043

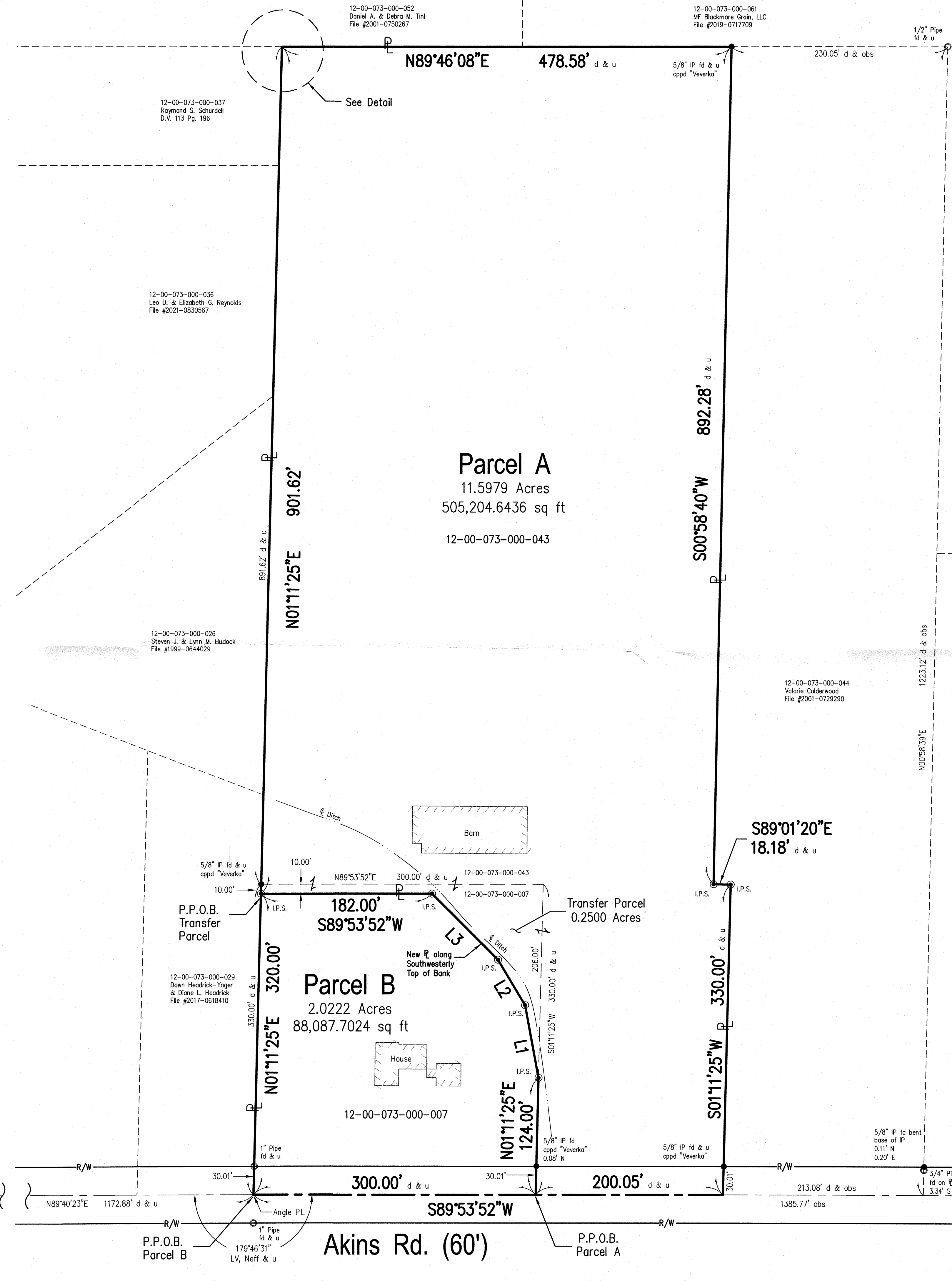


Detail



**Basis of Bearings**  
 Ohio North State Plane Grid  
 ODOT VRS Network NAD 83 (2011)  
 December 2022

#	Bearing	Distance
L1	N10°40'00"W	78.76'
L2	N30°54'50"W	56.52'
L3	N45°11'14"W	99.11'



O.L. 73 O.L. 68  
 O.L. 72 O.L. 69