

AREA BREAKDOWN

Within Split Parcel: 0.5173 acres (22,532.7375 ft²)

Within Consolidation Parcel: 2.7304 acres
Within R/W: 0.1870 acres (8,145.8117 ft²)

Within Remainder Parcel: 8.1869 acres
Within R/W: 0.4849 acres (21,122.9065 ft²)

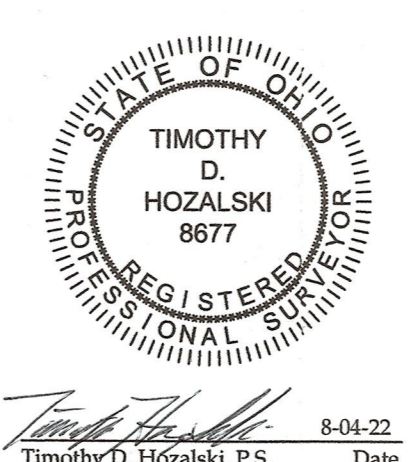
50814
 APPROVED
 LOR. INCG.
 MARKET
 DATE 2/21/23
 PAGE 08-00-099-A
 BY ACarden
 #23-04634

LEGEND

SET FOUND	DESCRIPTION
○	IRON PIN/ROD
●	SURVEY NAIL
⊙	MAG SPIKE
⊖	DRILL HOLE
⊕	RAILROAD SPIKE
⊗	MONUMENT BOX
⊘	CONCRETE MONUMENT
⊙	IRON PIPE
⊚	STONE
⊛	WOOD POST
⊜	CENTERLINE
⊝	RIGHT-OF-WAY
⊞	ORIGINAL LOT LINE
⊟	PASTURE FENCE
⊠	EASEMENT LINE
⊡	NULLIFIED EASEMENT AREA
⊢	EXISTING EASEMENT AREA

ABBREVIATIONS

D	per deed	PC	point of curvature
P	per plat	PI	point of intersection
M	measured	PT	point of tangency
C	calculated	OL	Original Lot
U	used	GL	Great Lot
FND	found	SL	Sublot
CL	centerline	R/W	right-of-way
FOB			place of beginning
PFOB			principal place of beginning
OH			per ODOT plan
KO			per Koepf survey
KE			per Kelsner survey



Lot Split for Patrick W. & Carol K. Finnegan
 Being a parcel of land located in part of Original Lot 99, Hennetta Township, Township 5 North, Range 19 West, Connecticut Western Reserve, County of Lorain, State of Ohio
 SCALE 1"=80'
 BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8401), NAD83(2011) EPOCH 3010.0, AND CORRECTED VIA THE ORTN. MINIMUM ERROR OF CLOSURE: 1 : 10,000



NOTES

- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677 / VECTOR SURVEYING", set 5" above ground in areas where future discovery may be difficult, unless otherwise noted. All others set flush with ground, unless otherwise noted.
- A portion of 10' wide utility easement has become nullified as a result of the dominant tenement being combined with part of the easement area. The remaining portion of said easement area that extends beyond the north line of the proposed split parcel is no longer being used for its intended purpose as the pipe has been abandoned and relocated.

REFERENCES

Lorain County Survey Records
 Survey by Arnold Koepf
 Survey (south of St. Rte. 113) for Martha E. Baumann Trust by Laundon, Simon, Kelsner & Assoc. (Nov, 1996)
 Survey (north of St. Rte. 113) for Martha E. Baumann Trust by Laundon, Simon, Kelsner & Assoc. (Nov, 1996)
 Survey for Barney Hartman by Carlson Surveys (Mar, 2005)
 Survey by Riverstone Company (Sep, 2008)

Lorain County Deed Records
 Volume and Pages as indicated

ODOT Centerline Survey Records
 Milan-Elyria Road S.H. 288 Sec. Q (LOR-113-0-1.21)
 Milan-Elyria Road State Highway (I.C.H.) No. 288 Sec. P PET. No. 6315 (LOR-113-1.21-4.7)