GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

BEARINGS ARE PER THE CENTERLINE BEARING OF CAPEL ROAD (S89°59'30"E) PER THE LOT SPLIT & CONSOLIDATION SURVEY BY RICHARD CARLSON DATED AUGUST 29, 2019 AND ARE USED TO DENOTE ANGLES ONLY.

LEGEND

- □ = MONUMENT BOX
- ○ = IRON PIN FND
- ◐ = IRON PIPE FND
- ◉ = IRON PIN SET 5/8"X30" REBAR CAPPED "AZTECH 8249"

REFERENCES:

LOT CONSOLIDATION & SPLIT SURVEY FOR WARREN & JUDY IVES BY RICHARD CARLSON PS#7496 #19-04013

LOT SPLIT SURVEY FOR THE IVES FAMILY BY JAMES ROOT PS#5045 #05-01851

BOUNDARY SURVEY FOR JOHN JR & MARYLIN KILEY BY ALEX KELSER #02-01034

BOUNDARY SURVEY FOR 27653 CAPEL ROAD BY WILLIAM WALLACE PS#8288 DATED JUNE 1, 2006

BOUNDARY SURVEY FOR THOMAS TEHOKE BY SLABE & MADKAY CIVIL ENGINEERS & SURVEYORS DATED APRIL, 1977

BOUNDARY SURVEY FOR LEON & LOIS SMITH BY J.W. WARDEN & ASSOCIATES DATED APRIL 20, 1956

BOUNDARY SURVEY FOR LEON & LOIS SMITH BY J.W. WARDEN & ASSOCIATES DATED FEBRUARY 21, 1962

BOUNDARY SURVEY FOR LEON & LOIS SMITH BY T.W. LAUNDON DATED JUNE 6, 1958

S/L 6
COUNTRY LIVING SUBDIVISION
PLAT BOOK 33, PAGE 30

PP#12000880000035
MICHAEL & DEBORAH SUMMERS
INST#2015-0547430

PP#1200093000029
METRO PARKS LORAIN COUNTY
INST#2021-0803221

PP#1100093000049
METRO PARKS LORAIN COUNTY
INST#2021-0803221

3/4" IPp FND & USED

351.56' CALC

IP SET

149.96' CALC

5/8" IP FND & USED CAPPED "ROOT" 0.73'S

N89°15'07"W 1195.43' CALC

3/4" IPp FND & USED

91°16'30" REC
91°5'28"' CALC

90°27'09" REC
90°23'48"' OBS

S01°50'22"W 576.82' REC & USED

EATON TOWNSHIP
COLUMBIA TOWNSHIP
O.L. 3
O.L. 93

101.4' OBS

3/4" IPp FND & USED

91°51'00" REC
91°58'7"' CALC

IP SET

S89°52'14"W 811.09' REC & USED

PP#1200093000028
RAYMOND & SANDRA DUKE
INST#2006-0173845

PP#1200093000019
RAYMOND DUKE
VOLUME 350, PAGE 763

LOT-C
1,978,650 sq. ft.
45.4235 acres

AREA IN R/W
18,002 sq. ft.
0.4132 acres

N01°33'29"E 1685.84' CALC

SPLIT
298,633 sq. ft.
6.8556 acres

AREA IN R/W
6,001 sq. ft.
0.1377 acres

PP#1200093000036
CHRISTOPHER SNAKOVSKY
INST#2019-0732840

PP#1100093000046
MICHAEL & MARIA WILLIAMS
INST#2020-0780771

N02°21'05"E 1699.65' REC 1699.74' OBS

1263.87' REC 1263.96' OBS

91°08'30" REC
91°9'4"' CALC

PP#1200088000001
LARRY DUPAKOSKI
BARB-BETH DUPAKOSKI
MARIANNE STORCH-WAGNER
INST#2005-0066902

Survey #50821
APPROVED
LORAIN CO.
MAP DEPT
DATE 2-27-23
PAGE 12-00-093
YD Adelsberg
12-00-093-000-017
-019
-028
-030

PP#1200093000017
RAYMOND DUKE
VOLUME 350, PAGE 763

LOT-B
1,404,908 sq. ft.
32.2522 acres

AREA IN R/W
4,890 sq. ft.
0.1122 acres

BRICK W/DECK
EX 9' WOOD FENCE
CONC
GAR
POOL
HSE
HOUSE #27671
39.8'

5/8" IP FND & USED

N01°33'29"E 1917.26' REC 1918.06' OBS

993.18' REC 991.62' CALC

S01°01'18"W 1343.18' REC 1341.61' OBS

O.L. 88
O.L. 93

EX 20' PRIVATE EASEMENT AT&T TRANSMISSION'S OUT-OF-SERVICE COAX (APPROXIMATE LOCATION PER AT&T GIS MAP PER OUPS)

1" IPp FND & USED SHOT @ BASE 1.44'S

N01°14'33"E 25.00' REC & USED

S89°59'30"E 110.00' REC & USED

8' CRYSTAL VIEW DRIVE

5/8" IP FND & USED CAPPED "CARLSON"

S89°59'30"E 271.89' REC 271.99' OBS

5/8" IP FND & USED CAPPED "CARLSON" 0.64'E

N01°34'01"E 200.00' REC & USED

150.45' REC & OBS

256.13' REC & USED

5/8" IP FND & USED CAPPED "CARLSON"

S89°59'30"E 400.11' REC 400.25' CALC

5/8" IP FND CAPPED "ROOT" 0.20'S

5/8" IP FND CAPPED "B756" 0.11'S, 1.03'W

1" IPp FND 0.14'S, 1.25'W

379.65' REC & USED

IP SET

S89°59'30"E 110.00' REC & USED

5/8" IP FND 2.35'W, 0.95'N

1/2" IP FND 1.37'S, 0.78'W

IP SET

5/8" IP FND CAPPED "BARBOSA" 0.40'S

5/8" IP FND CAPPED "BARBOSA" 0.88'S, 0.32'W

3/4" IP FND 0.22'S

5/8" IP FND 0.45'N

3/4" IPp FND 0.77'N, 0.75'W

IP SET

S89°59'30"E 720.00' REC 720.33' CALC

400.20' REC 400.33' CALC

3/4" IPp FND 2.46'N, 0.80'W

320.00' REC & USED

N01°14'33"E 350.00' REC & USED

350.00' REC 349.99' CALC

LOT-A
140,033 sq. ft.
3.2147 acres

AREA IN R/W
12,000 sq. ft.
0.2754 acres

PP#1200093000012
RAYMOND DUKE
INST#1998-0528906

PP#1200093000013
THOMAS SMITH
INST#2002-0805687

PP#1200093000004
ROBERT & SANDRA RUNDLE
INST#2019-0225690

PP#1200093000016
THOMAS & KAREN TEHOKE
VOLUME 119, PAGE 553

PP#1200093000020
CHARLES & ANITA GUTH
INST#2006-0141364

PP#1200093000014
DONALD & KATHRYN WEDDING
INST#2021-0086086

PP#1200093000021
JOHN JR & NORMA KILEY
INST#2021-0837157

PP#1200093000037
DONALD & MARIA CAREY
INST#2021-0822075

5/8" IP FND & USED

425.00' REC & USED

S01°04'33"W 230.38' OBS

N01°33'29"E 230.00' CALC

IP SET

S89°59'30"E 50.06' CALC

IP SET 45.00' FROM C/L

16'

EX 20' PRIVATE EASEMENT AT&T TRANSMISSION'S OUT-OF-SERVICE COAX (APPROXIMATE LOCATION PER AT&T GIS MAP PER OUPS)

N01°34'12"E 436.00' REC & OBS

88°27'1" REC & OBS

90°20'23" REC 90°20'35" OBS

88°43'00" REC 88°59'12"' CALC

IP SET 30.00' FROM C/L

1" IP FND & USED IN MON BOX C/L STATION ROAD

2611.50' CALC MON TO LOT CORNER

P.O.B. N.E. CORNER O.L. 93

400.00' REC & USED

O.L. 93

O.L. 94

91°18'00" REC 91°4'3"' OBS

540.00' REC & OBS

91°19'00" REC 91°4'3"' OBS

162.79' REC
162.90' CALC

200.06' REC & USED

600.06' CALC

2388.72' CALC MON TO LOT CORNER

685.45' REC 685.76' OBS

O.L. 4

5/8" IP FND & USED

N.W. CORNER O.L. 93

5/8" IP FND & USED 30.43' FROM C/L

3/4" IPp FND & USED 31.79' FROM C/L

5/8" IP FND 29.98' FROM C/L

5/8" IP FND & USED CAPPED "MCSTEEN" 29.91' FROM C/L

5/8" IP FND 29.88' FROM C/L 0.25'E

5/8" IP FND & USED CAPPED "ROOT" 30.01' FROM C/L

5/8" IP FND CAPPED "ROOT" 30.01' FROM C/L

5/8" IP FND CAPPED "ROOT" 30.01' FROM C/L

S89°59'30"E 4998.89' REC 5000.22' OBS MON TO MON

CAPEL ROAD 60' R/W

STATE OF OHIO
STAN R. LOCH
8249
REGISTERED PROFESSIONAL SURVEYOR

I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

12-16-2022

STAN LOCH DATE
REG SURVEYOR #8249

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071

AZTECH
FAX 216-369-0259

ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

SHEET CONTENT

LOT SPLIT & CONSOLIDATION SURVEY

FOR

RAYMOND DUKE & CHRISTOPHER SNAKOVSKY

PART OF ORIGINAL LOT 93

SITUATED IN THE TOWNSHIP OF COLUMBIA COUNTY OF LORAIN STATE OF OHIO

REVISIONS

NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 100'	
DRAWN BY: CL	DATE: 12/16/2022
CHECKED BY: SRL	DRAWING NO: 20203533-SURVEY
JOB NO: 20203533-SURVEY	SHEET: 1 OF 1