

Deed Reference

Thomas J. Socha File: 2009-0283546

Basis of Bearing

Being the Centerline of State Route 58 (Leavitt Rd.), Held at North 00 degrees 43 minutes 16 seconds East, as found per GNSS Observation to the Ohio State Plane Coordinate System, North Zone NAD83 (2011), Observed Oct. 2022

Survey Reference

- * ODOT Plan LOR-58-17.03, dated 1/8/2010
- * ODOT Plan LOR-58-16.51, dated 3/12/1962
- * Survey by Thomas A. Simon for Jon R. & Joy I. Veard, dated May 2022
- * Survey by McSteen & Associates, Inc., dated 1/29/2018
- * Survey by Laundon Simon Cahl & Assoc. for Alice Calabrese, dated Jyly 1999
- * Survey by Thomas A. Simon for Stanley J. Potts, dated Dec. 2016

Line Data

- L-1 150.01' S 00°43'16" W
- L-2 293.85' S 00°43'16" W
- L-3 227.81' S 01°10'52" W

Acreage Breakdown

- Survey Parcel 1
10.049 Ac. - From PPN: 09-00-055-000-001
+5.900 Ac. - From PPN: 09-00-054-000-004
15.949 Total Acres in Parcel 1
- Survey Parcel 2
45.298 Ac. - From Original PPN: 09-00-055-000-001
-10.049 Ac. - Combined with Parcel 1
35.249 Total Acres in Parcel 2
- Survey Parcel 3
20.035 Acres PPN: 09-00-045-000-005
- No Change From Original Parcel

Survey # 50835

APPROVED
LORAIN CO.
MAP DEPT

DATE 3-8-23

PAGE 09-00-054-000-005
-055-000-004
-045

BY D. Adebberg

Lands N/F of
Marshall W. Simms
Deed File: 2012-0422332
PPN: 09-00-045-000-004

Lands N/F of
James M. & Constance E. Janasko
Deed File: 2017-0656430
PPN: 09-00-044-000-009

Lands N/F of
James M. & Constance E. Janasko
Deed File: 2017-0656430
PPN: 09-00-054-000-013

Lands N/F of
Alice A. Robertson
Deed File: 1432-000573
PPN: 09-00-054-000-002

Lands N/F of
Marshall W. Simms
Deed File: 2012-0422332
PPN: 09-00-044-000-006

Parcel 1
15.949 Ac.
(0.103 Ac. in R/W)

PPN: 09-00-054-000-004
5.900 Ac.

Parcel 3
20.035 Ac.
(0.207 Ac. in R/W)

PPN: 09-00-045-000-005

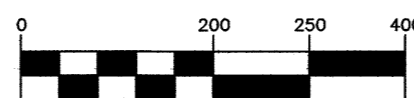
Parcel 2
35.249 Ac.
(0.359 Ac. in R/W)

Pt. of PPN: 09-00-055-000-001

Lands N/F of
CVEC Investors LLC
Deed File: 2022-0878432

PPN: 09-00-054-000-005 PPN: 09-00-055-000-002

3300.05' From CL
N 89°50'53" W



- Monument found ■
- Iron pin found (as shown) ●
- Iron pipe found (as shown) ⊙
- Iron pin set 5/8" Rebar, 30 Inches in length, with I.D. cap "D. Clipse PS 8836" ○

N/F = Now or Formerly
CL = Centerline
R/W = Right of Way

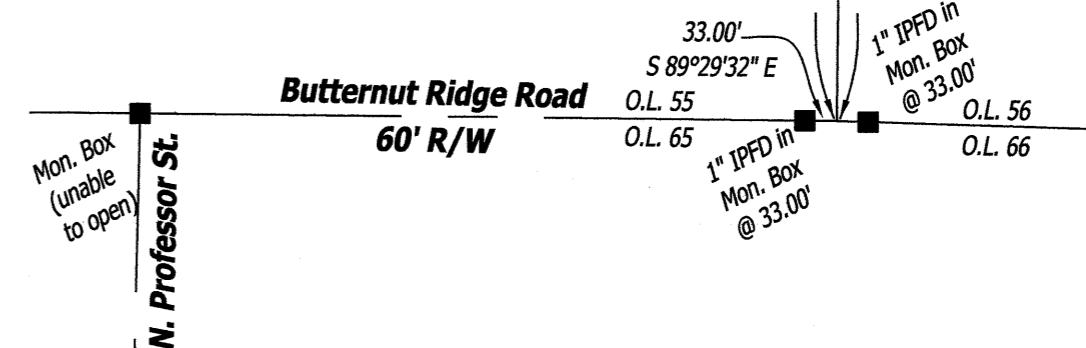
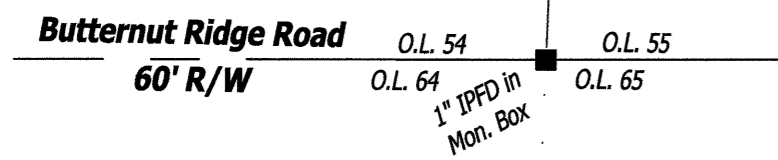
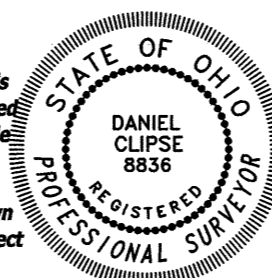
Surveyor's Certification

This survey on which it is based was prepared in accordance with and satisfy the minimum standards for a boundary survey in the State of Ohio as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at that time.

I do hereby certify that the survey of the land shown hereon was made under my supervision and is correct to the best of my knowledge and belief.

D. Clipse
Daniel Clipse, P.S. No. 8836 Date 2-24-23

This survey was done without the benefit of a title search, therefore the properties may be subject to additional easements, right of ways, covenants, Ect. as may be disclosed in a current title search.



AES Surveying and Land Planning Inc.

888 Boardman-Camfield Rd., Suite A, Boardman, Oh 44512
Phone: (330) 953-0227

State Route 58
Part of Original Lots 45, 54 & 55
New Russia Township
Lorain County, Ohio

Date	Revisions
November 2022	RJJ
February 24, 2023	2851-22
	2851-22
	1" = 200'
	1 OF 1

**Map of Survey
Consolidation
& Subdivision**