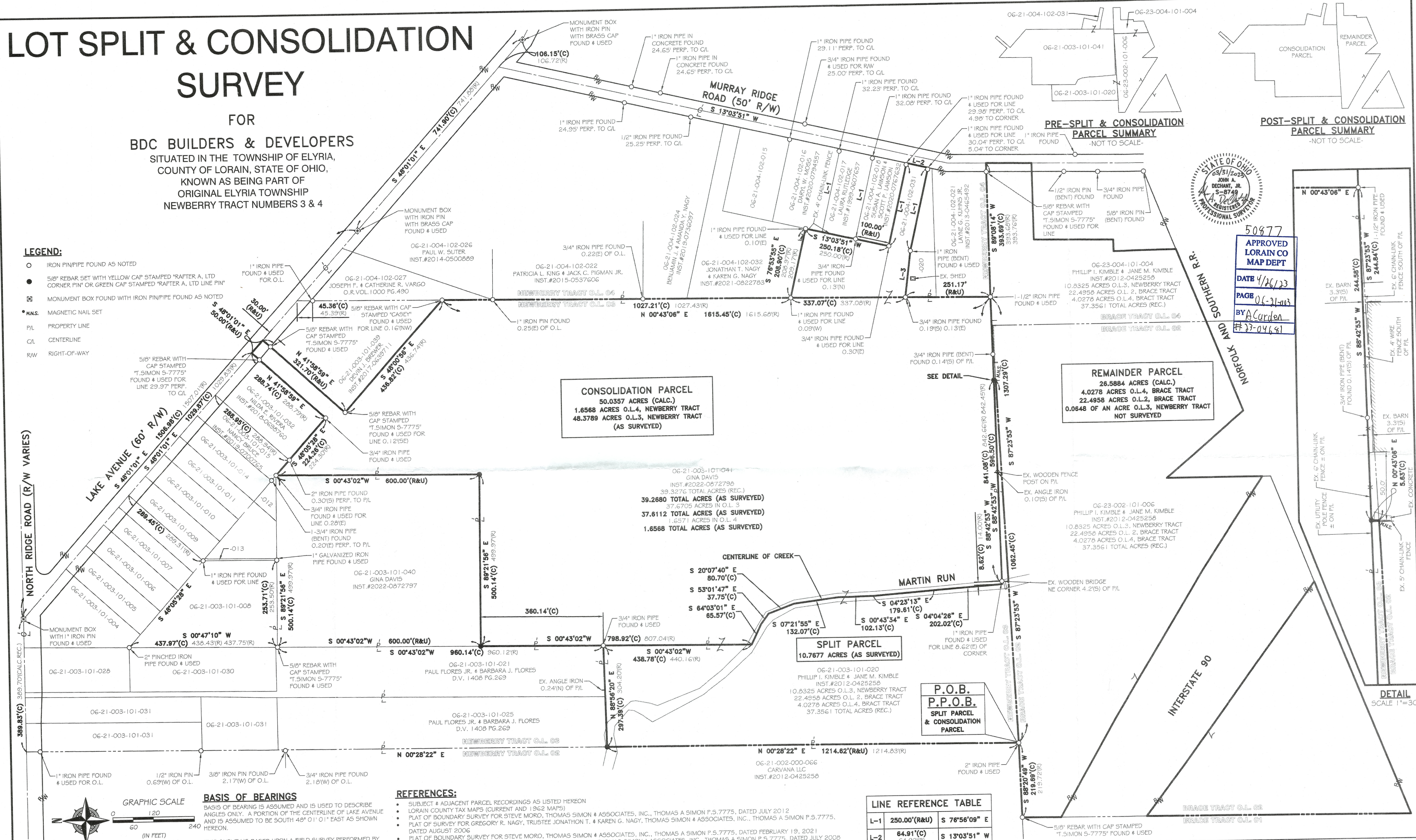


# LOT SPLIT & CONSOLIDATION SURVEY

FOR  
**BDC BUILDERS & DEVELOPERS**  
 SITUATED IN THE TOWNSHIP OF ELYRIA,  
 COUNTY OF LORAIN, STATE OF OHIO,  
 KNOWN AS BEING PART OF  
 ORIGINAL ELYRIA TOWNSHIP  
 NEWBERRY TRACT NUMBERS 3 & 4

- LEGEND:**
- IRON PIPE FOUND AS NOTED
  - 5/8" REBAR SET WITH YELLOW CAP STAMPED "RAFTER A, LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A, LTD LINE PIN"
  - ▣ MONUMENT BOX FOUND WITH IRON PIPE FOUND AS NOTED
  - \*M.N.S. MAGNETIC NAIL SET
  - P/L PROPERTY LINE
  - CL CENTERLINE
  - R/W RIGHT-OF-WAY



**CONSOLIDATION PARCEL**  
 50.0357 ACRES (CALC.)  
 1.6568 ACRES O.L.4, NEWBERRY TRACT  
 48.3789 ACRES O.L.3, NEWBERRY TRACT  
 (AS SURVEYED)

06-21-003-101-041  
 GINA DAVIS  
 INST.#2022-0872798  
 39.3276 TOTAL ACRES (AS SURVEYED)  
 37.8705 ACRES IN O.L. 3  
 37.6112 TOTAL ACRES (AS SURVEYED)  
 1.6571 ACRES IN O.L. 4  
 1.6568 TOTAL ACRES (AS SURVEYED)

**SPLIT PARCEL**  
 10.7677 ACRES (AS SURVEYED)

06-21-003-101-020  
 PHILLIP I. KIMBLE & JANE M. KIMBLE  
 INST.#2012-0425258  
 10.8325 ACRES O.L.3, NEWBERRY TRACT  
 22.4958 ACRES O.L. 2, BRACE TRACT  
 4.0278 ACRES O.L.4, BRACE TRACT  
 37.3561 TOTAL ACRES (REC.)

**P.O.B.**  
**P.P.O.B.**  
 SPLIT PARCEL  
 & CONSOLIDATION  
 PARCEL

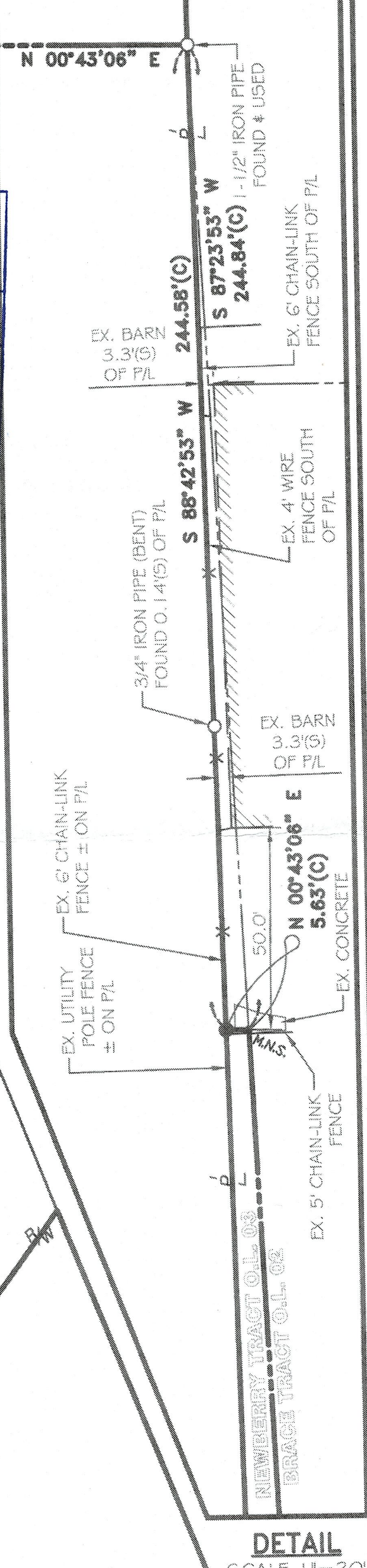
**REMAINDER PARCEL**  
 26.5884 ACRES (CALC.)  
 4.0278 ACRES O.L.4, BRACE TRACT  
 22.4958 ACRES O.L.2, BRACE TRACT  
 0.0648 OF AN ACRE O.L.3, NEWBERRY TRACT  
 NOT SURVEYED

**PRE-SPLIT & CONSOLIDATION  
 PARCEL SUMMARY**  
 -NOT TO SCALE-

**POST-SPLIT & CONSOLIDATION  
 PARCEL SUMMARY**  
 -NOT TO SCALE-



50877  
**APPROVED**  
**LORAIN CO**  
**MAP DEPT**  
 DATE 4/26/23  
 PAGE 06-21-003  
 BY A.Carden  
 #23-04681

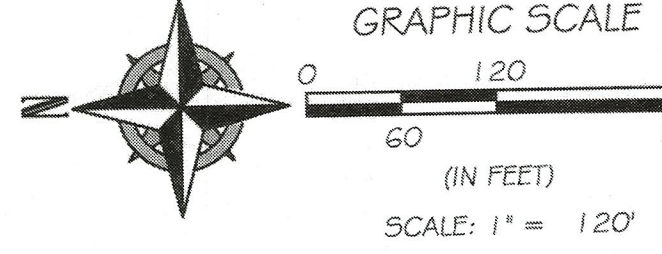


**DETAIL**  
 SCALE 1"=30'

**LINE REFERENCE TABLE**

| LINE | BEARING       | DISTANCE                 |
|------|---------------|--------------------------|
| L-1  | S 76°56'09" E | 250.00'(R&U)             |
| L-2  | S 13°03'51" W | 64.91'(C)<br>64.92'(R)   |
| L-3  | N 82°47'50" W | 137.55'(C)<br>137.36'(R) |
| L-4  | N 82°47'50" W | 144.40'(C)               |
| L-5  | S 76°56'09" E | 253.07'(C)               |

**BASIS OF BEARINGS**  
 BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF LAKE AVENUE AND IS ASSUMED TO BE SOUTH 48° 01' 01" EAST AS SHOWN HEREON.  
 THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN MARCH OF 2023.



| REV. | BY  | DATE       | DESCRIPTION                                |
|------|-----|------------|--|
| 1    | JAD | 03-17-2023 | PRELIMINARY ISSUE TO CLIENT                |
| 2    | JAD | 03-23-2023 | ISSUE TO CLIENT                            |
| 3    | JAD | 03-31-2023 | UPDATED WITH CONSOLIDATION ISSUE TO CLIENT |

- REFERENCES:**
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
  - LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
  - PLAT OF BOUNDARY SURVEY FOR STEVE MORO, THOMAS SIMON & ASSOCIATES, INC., THOMAS A SIMON P.5.7775, DATED JULY 2012
  - PLAT OF BOUNDARY SURVEY FOR STEVE MORO, THOMAS SIMON & ASSOCIATES, INC., THOMAS A SIMON P.5.7775, DATED JULY 2008
  - PLAT OF SURVEY FOR GREGORY R. NAGY, TRUSTEE JONATHAN T. & KAREN G. NAGY, THOMAS SIMON & ASSOCIATES, INC., THOMAS A SIMON P.5.7775, DATED FEBRUARY 19, 2021
  - PLAT OF BOUNDARY SURVEY FOR STEVE MORO, THOMAS SIMON & ASSOCIATES, INC., THOMAS A SIMON P.5.7775, DATED FEBRUARY 19, 2021
  - PLAT OF SURVEY SPLIT & COMBINATION FOR JOHN & JANET NAGY, THOMAS SIMON & ASSOCIATES, INC., THOMAS A SIMON P.5.7775, DATED JULY 2008
  - PLAT OF BOUNDARY SURVEY FOR JASON DAVIS, THOMAS SIMON & ASSOCIATES, INC., THOMAS A SIMON P.5.7775, DATED JANUARY 2019
  - PLAT OF SURVEY FOR GREGORY R. NAGY, TRUSTEE, THOMAS SIMON & ASSOCIATES, INC., THOMAS A SIMON P.5.7775, DATED MAY 2019
  - PLAT OF SURVEY SPLIT & COMBINATION FOR JANET L. NAGY, GREGORY R. NAGY, TR., & JONATHAN T. NAGY, TR., THOMAS SIMON & ASSOCIATES, INC., THOMAS A SIMON P.5.7775, DATED JULY 2017
  - PLAT OF BOUNDARY SURVEY FOR THE ESTATE OF KENNETH E. SPIEGELBERG, THOMAS SIMON & ASSOCIATES, INC., THOMAS A SIMON P.5.7775, DATED JUNE-AUGUST 2015
  - PLAT OF SURVEY SPLIT AND COMBINATION FOR GINA DAVIS, THOMAS SIMON & ASSOCIATES, INC., THOMAS A SIMON P.5.7775, DATED FEBRUARY 03, 2022
  - BOUNDARY SURVEY OF PART OF ORIGINAL LOT NO. 4 IN THE NEWBERRY TRACT, KLEINODER-SCHMIDT & ASSOC., DATED JULY 10, 1979
  - SURVEY MAP PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 4 NEWBERRY TRACT, KS ASSOCIATES INC. DAVID L. ELWELL P.5.6333, DATED MAY 12, 1993
  - PLAT OF SURVEY FOR FLORENCE STOUGH SMITH, GARY E. PENFOUND P.5.4457, JUNE 13, 1964

P.P.N. 06-21-003-101-020,  
 06-21-003-101-041, & 06-21-004-102-031  
**LOT SPLIT & CONSOLIDATION SURVEY**  
 SITUATED IN ELYRIA TOWNSHIP, STATE OF OHIO  
 BDC BUILDERS AND DEVELOPERS  
 27201 ROYALTON ROAD  
 COLUMBIA STATION, OH 44028

**RAFTER A, LTD**  
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 440-707-4014 · www.raftera.com · info@raftera.com  
 DRAWN BY: JAD CHECKED BY: BDA  
 JOB No: 3130-23 SHEET 1 of 1