

**ABBREVIATIONS**

A.F.N. AUTOMATED FILING NO.  
 C. or CALC. CALCULATED  
 C.D.R. CENTER LINE  
 C.M. COUNTY MAP RECORD  
 D.M. DEED MAP RECORD  
 D.E. DEED  
 EX. EXISTING  
 INSTR. INSTRUMENT  
 L/A. LIMITED ACCESS  
 MON. MONUMENT  
 O. or OBS. OBSERVED  
 P. or P.A. PROPERTY LINE  
 R. or REC. RECORD  
 R/W. RIGHT OF WAY  
 VOL. VOLUME

**SYMBOL LEGEND (EXISTING)**

☐	CENTER LINE
▭	PROPERTY LINE
⊞	CONSOLIDATED LOTS
⊙	IRON PIN/PIPE FOUND
⊚	IRON PIN SET (#8622-Metal)
⊛	MONUMENT BOX FOUND
⊜	IRON MAIL SET
⊝	IRON MAIL FOUND

**SURVEY CERTIFICATION**

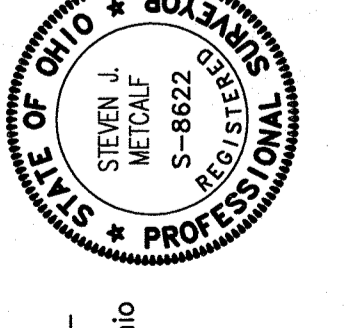
This survey was prepared in accordance with the standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown herein are given in feet and decimal parts thereof. The basis of bearings for this survey is NAD83 (GCRS86) Ohio State Plane Coordinate System, North Zone (340) and is used to denote angles only.

I, hereby state to the best of my professional knowledge, information and belief, all to be correct.

The field work was completed on April 27, 2023.

STEPHEN METCALF  
 Registered Surveyor No. 8822—Ohio  
 S-4822  
 Date: 05-04-2023



**KIPTON-NICKEL PLATE ROAD (60 FEET WIDE)**  
 (public right of way)

**NICKEL PLATE DIAGONAL ROAD (60 FEET WIDE)**  
 (public right of way)

**SURVEY REFERENCES**

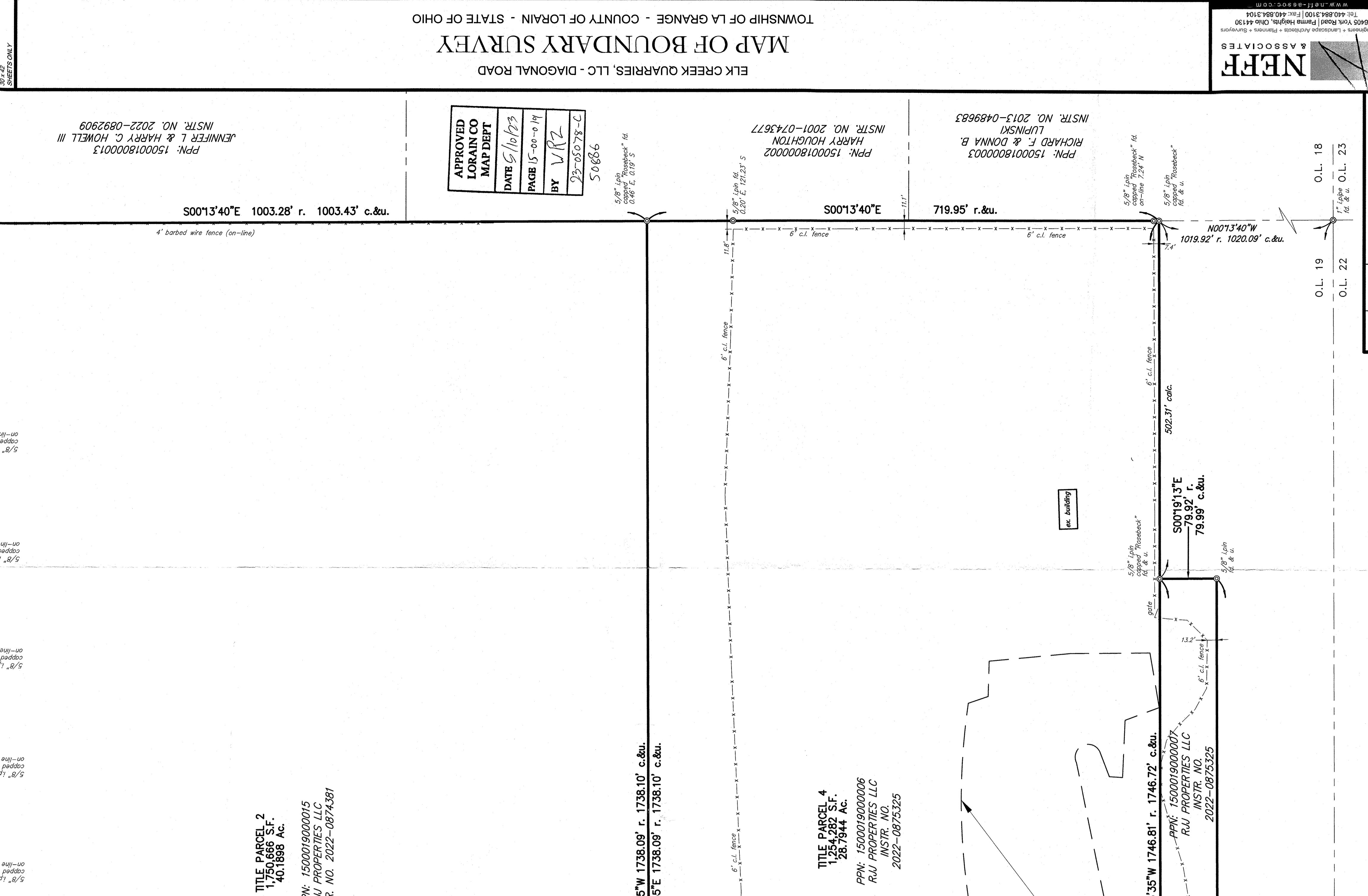
- Survey Map for Fred Smith - Survey No. 05-01874 by P.A. Rosebeck.
- Plot of Survey for Fred Smith - Survey No. 15-00-019 dated 1957.
- Survey & Lot Split for Marilyn Teeple & Gayle Echols - Survey No. 10-01986-C by P.A. Rosebeck
- Lot Split for Eric & Lori McConnell by Vector Surveying, Tim Hazolski - Survey No. 50812
- Various Lorain County Deeds of Record

THE INTENT OF THIS SURVEY IS TO  
 CREATE A NEW LEGAL DESCRIPTION FOR  
 P.P.N. 1500019000007 & P.P.N. 1500019000006  
 SITUATED IN THE TOWNSHIP OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO  
 AND KNOWN AS BEING PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 19

PPN: 1500002000005  
 CHAD E. & SARAH A. SEIGHMS  
 INSTR. NO. 2015-0569059

PPN: 1500003000008  
 MICHAEL J. & BARBARA L. RODAK  
 INSTR. NO. 2017-0622666

PPN: 1500018000003  
 JENNIFER L. & HARRY C. HOWELL III  
 INSTR. NO. 2022-0929299



**TOTAL LAND AREA**

TITLE PARCEL 1	18,433 SQUARE FEET
TITLE PARCEL 2	1,254,282 SQUARE FEET
TITLE PARCEL 3	573,309 SQUARE FEET
TITLE PARCEL 4	1,254,282 SQUARE FEET
TITLE PARCEL 5	99,582 SQUARE FEET
TOTAL OVERALL TITLE PARCEL AREA	3,698,271 SQUARE FEET

0.4232 ACRES (18,433 SQUARE FEET)  
 40.1898 ACRES (1,750,666 SQUARE FEET)  
 13.1813 ACRES (573,308 SQUARE FEET)  
 28.7944 ACRES (1,254,282 SQUARE FEET)  
 84.8548 ACRES (3,698,271 SQUARE FEET)

