

10-05-23
Timothy D. Hozalski, P.S. Date

Lot Split for Tim Abraham

Being a parcel of land located in part of Original Russia Township Lot 45, New Russia Township, Township 5 North, Range 18 West, Connecticut Western Reserve, County of Lorain, State of Ohio

SCALE 1"=150'

BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (401), NAD83(2011) EPOCH 2010.00, AND CORRECTED VIA THE ORTN MINIMUM ERROR OF CLOSURE: 1:10,000

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 |
| ○ | ○ | EASEMENT |

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.
- All drillholes set are 5/8" in diameter.
- The exact location of the 30' wide AT&T easement is unknown. The markers somewhat follow the north property line of the subject property.

REFERENCES

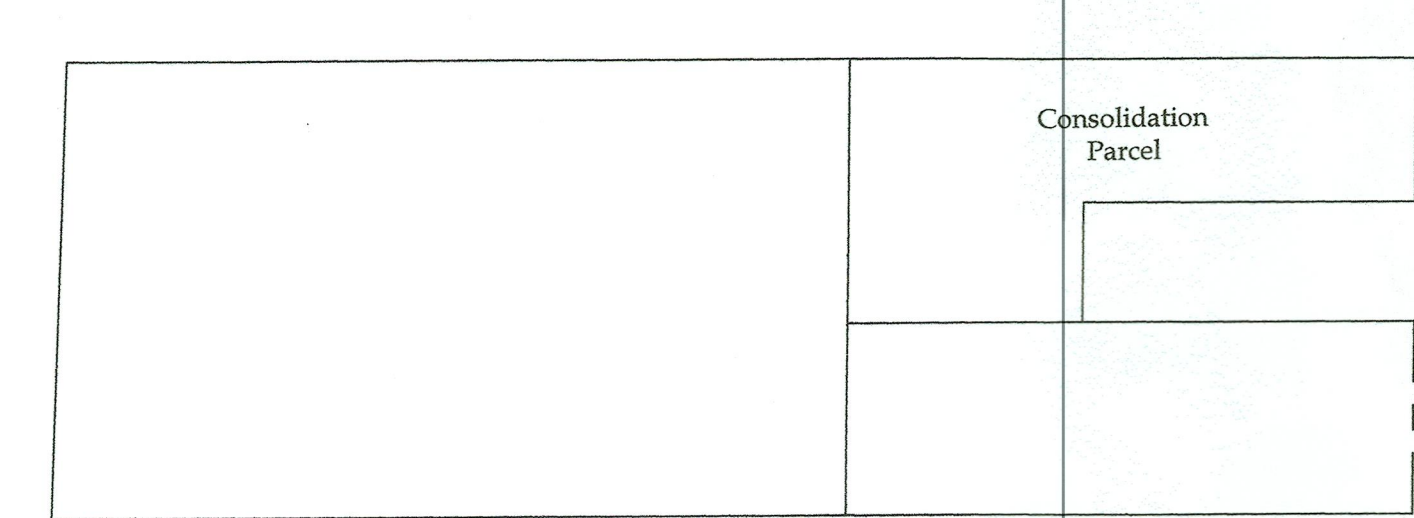
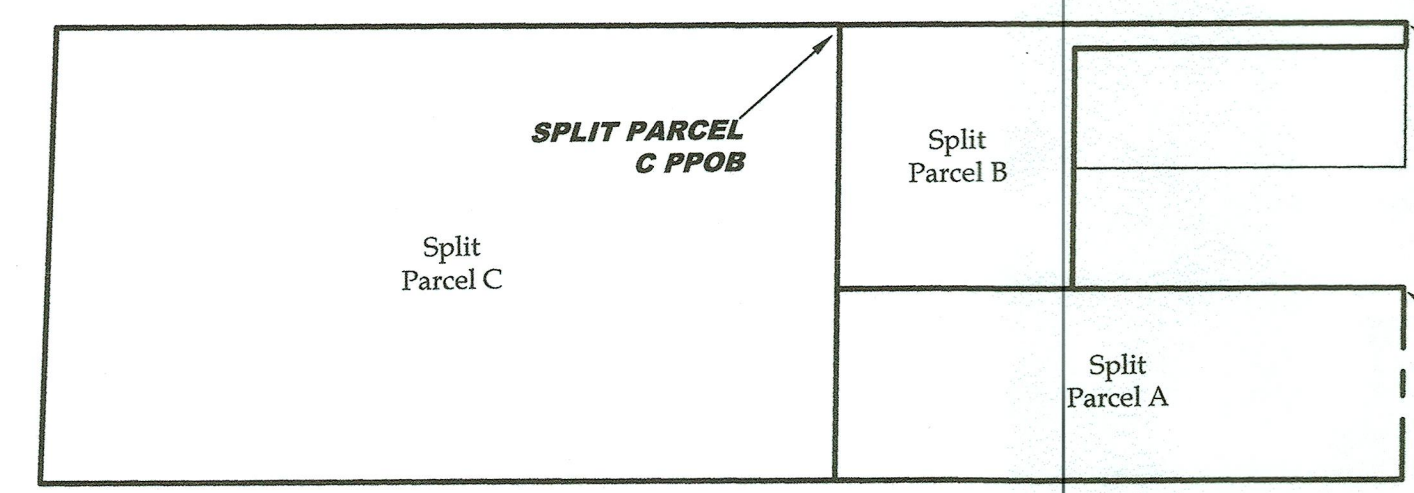
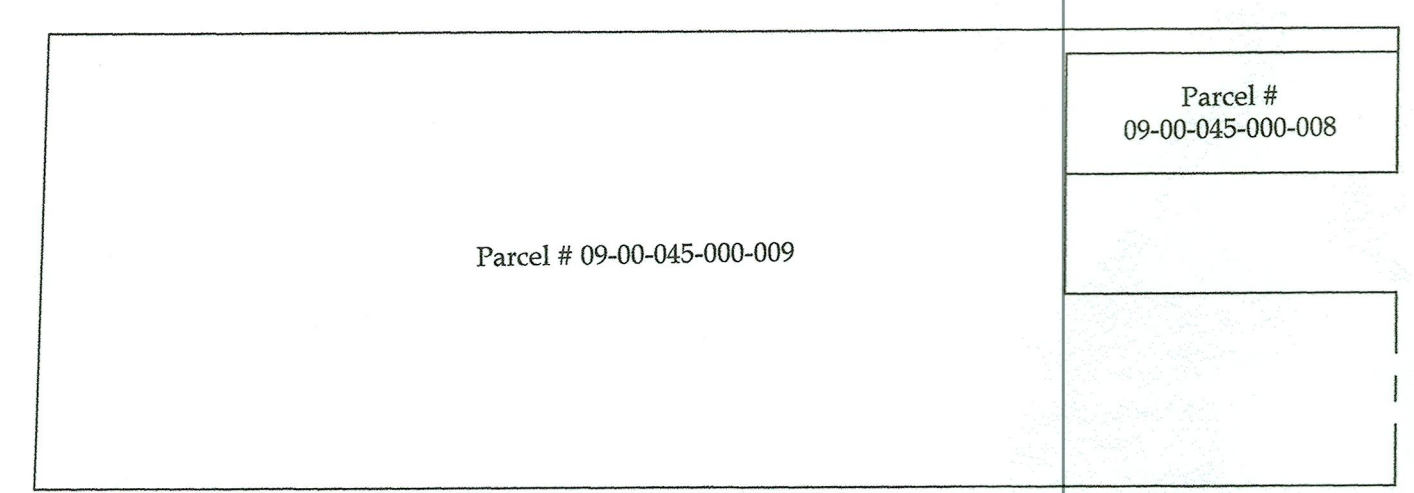
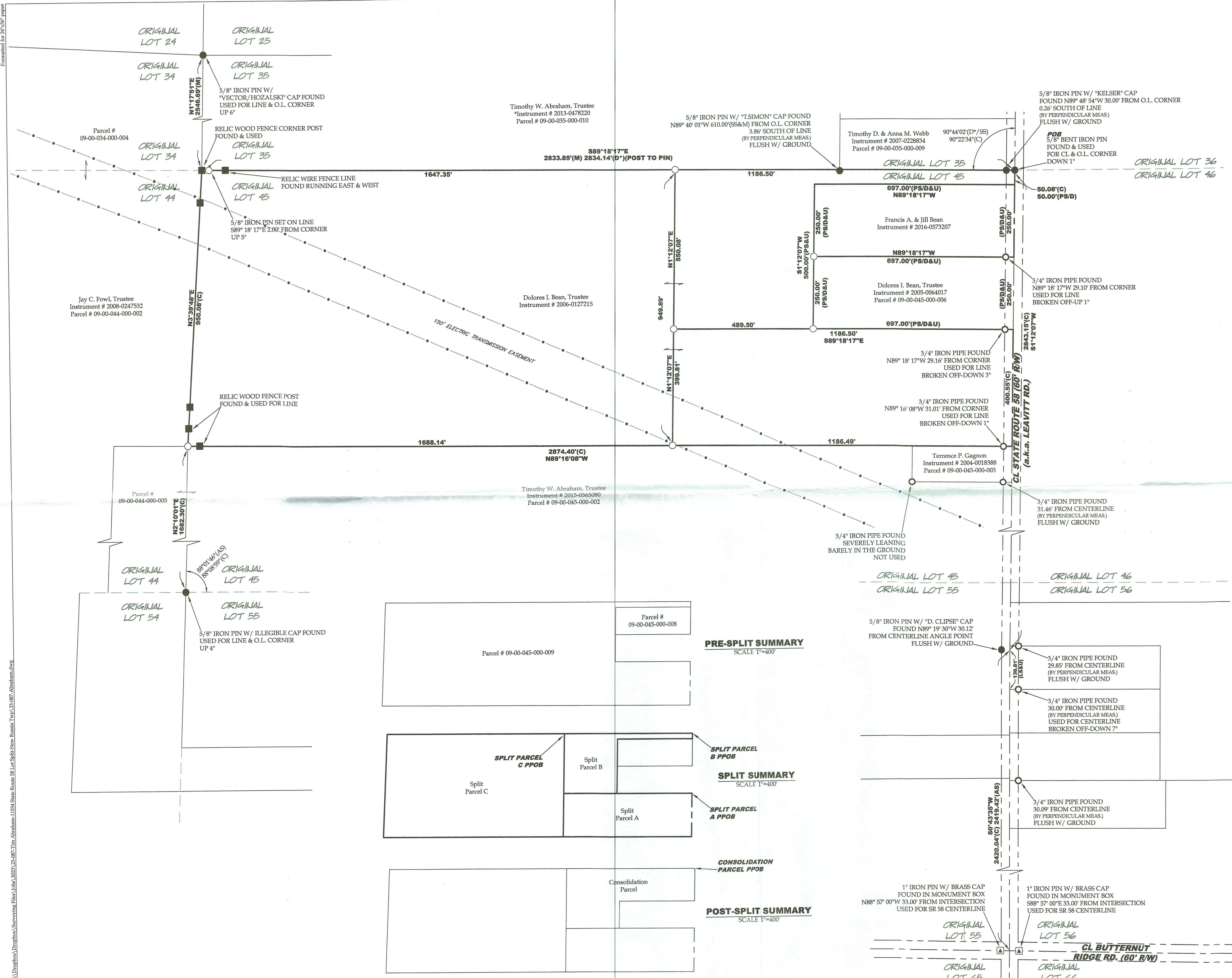
- Lorain County Survey Records**
- Survey for Carl H. & Margaret A. Pfenninger by Bock & Clark (Jul, 1955)
 - Survey for Frances Bean by John Pozywak (May, 1992)
 - Survey for Alice Calabrese by Laundon, Simon, Cahl & Assoc. (Jul, 1999)
 - Survey for Timothy & Marjorie Abraham by Thomas Simon & Assoc. (Oct, 2004)
 - Survey by AES Surveying & Land Planning, Inc. (Feb, 2023)
 - Survey for Burrell Family Land, LLC by Vector Surveying Svcs., LLC (Nov, 2017)
- Lorain County Deed Records**
- Volume and Pages as indicated

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 |
| POB | place of beginning | | |
| PPOB | principal place of beginning | | |
| LS | per Laundon, Simon, Cahl survey | | |
| PS | per Pozywak survey | | |
| SS | per T. Simon survey | | |
| AS | per AES survey | | |

AREA BREAKDOWN

- Within Split Parcel A: 10.9898 acres
Within R/W: 0.2759 acres (12,016.3093 sq ft)
- Within Parcel # 09-00-045-000-008: 4.0001 acres
Within R/W: 0.1722 acres (7,500.0000 sq ft)
- Within Split Parcel B: 6.9826 acres
Within R/W: 0.0345 acres (1,502.5158 sq ft)
- Within Consolidation Parcel: 10.9827 acres
Within R/W: 0.2067 acres (9,002.5158 sq ft)
- Within Split Parcel C: 36.3465 acres



APPROVED
LORAIN CO
MAP DEPT

DATE 10/25/23
PAGE 09-00-045
BY WRZ
73-04767
51036