LOT SPLIT SURVEY

FOR

BARBARA JUNGBLUTH

SITUATED IN THE TOWNSHIP OF GRAFTON,
COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF
ORIGINAL GRAFTON TOWNSHIP LOT NUMBER 53

LEGEND:

- ○ IRON PIN/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 PIN/PIPE FOUND AS NOTED
- STONE FOUND
- P/L PROPERTY LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY

STATE OF OHIO 03/28/2023 JOHN A. DECHANT, JR. S-8749 REGISTERED PROFESSIONAL SURVEYOR

STATE ROUTE 303 a.k.a. STATE ROUTE 57
f.k.a. WAKEMAN–BELDEN ROAD & MEDINA–ELYRIA ROAD (VARIABLE WIDTH)

MON BOX WITH IRON PIN W/ BRASS CAP FOUND & USED

P.O.B. REMAINDER PARCEL

P.O.B. / P.O.B. SPLIT PARCEL A

SPLIT PARCEL A
2.3447 ACRES (CALC.)

EX. SEPTIC SPRAY HEAD
EX. SEPTIC SYSTEM
EX. CHICKEN COOP
EX. OUTDOOR WOOD BURNER
EX. WIRE FENCE
EX. CORN CRIB
EX. BARN CONC.

P.O.B. SPLIT PARCEL B

SPLIT PARCEL B
19.2155 ACRES (CALC.)

REMAINDER PARCEL
58.6385 ACRES (CALC.)
16-00-053-000-001
BARBARA JUNGBLUTH
INST.#2022-0858803
ABOUT 80.5 ACRES (REC.)
80.1987 ACRES (AS SURVEYED)

ISLAND ROAD (R/W VARIES)

P.O.B. P.P.N: 16-00-053-000-007

1" IRON PIPE FOUND & USED FOR LINE 40.22' PERP. TO C/L

1" IRON PIPE FOUND & USED FOR LINE 40.49' PERP. TO C/L

3/4" IRON PIPE FOUND & USED 40.00' PERP. TO C/L

5/8" IRON REBAR WITH CAP STAMPED "SNEZEK 7051" FOUND 40.25' PERP. TO C/L

5/8" IRON PIN FOUND & USED 40.00' PERP. TO C/L

16-00-053-000-009
CHERYL R. WRIGHT
INST.#2014-0528225

16-00-053-000-005
RYAN & CATHERINE TENNIS
INST.#2002-0866462
4.0173 ACRES (REC.)

16-00-053-000-008
MATTHEW J. TASACS
INST.#2001-0780236
4.02 ACRES (REC.)

3/4" IRON PIPE FOUND & USED FOR LINE 0.06'(N)

3/4" IRON PIPE FOUND 0.23'(S) 0.63'(E)

3/4" IRON PIPE FOUND 0.30'(S) 0.33'(E)

16-00-053-000-007
BARBARA JUNGBLUTH
INST.#2022-0858804
ABOUT 36.31 ACRES (REC.)
36.1374 ACRES (AS SURVEYED)

16-00-053-000-012
CHERYL R. WRIGHT
INST.#2014-0528226

16-00-053-000-011

16-00-053-000-001

16-00-053-000-007

PRE–SPLIT PARCEL SUMMARY
-NOT TO SCALE-

SPLIT PARCEL A
SPLIT PARCEL B
REMAINDER PARCEL
16-00-053-000-007

POST–SPLIT PARCEL SUMMARY
-NOT TO SCALE-

16-00-053-000-004
THELMA MOORE
D.V. 1127 PG.411
5.99 ACRES TOTAL (REC.)

PARCEL NO.2

PARCEL NO.1

RUSSELL GRAHAM
D.V.65 PG.388

3/4" IRON PIPE (BENT) FOUND 4.30'(S) 3.09'(E)

IRON PIN FOUND & USED RUSTED TO A POINT 1.15' DEEP

16-00-068-000-007
LYNETTA L. ARNETT
& MARLENE F. ARNETT, TRUSTEES
INST.#2014-0522901

STONE WITH CHISELED CROSS FOUND & USED

3/4" IRON PIPE FOUND 0.43'(S) 11.93'(E)

16-00-068-000-026
CARL M. & CYNTHIA S. WESEMEYER
O.R.VOL.462 PG.726

3/4" IRON PIPE FOUND & USED FOR LINE 1.07'(S) (1.02'(S) REC.)

3/4" IRON PIPE FOUND 1.82'(S) OF P/L

3/4" IRON PIPE FOUND 3.19'(S) OF P/L

3/4" IRON PIPE (BENT) IN BASE OF TREE FOUND & USED FOR LINE 1.17'(S) (0.99'(S) REC.)

51058
APPROVED LORAIN CO MAP DEPT
DATE 11/17/23
PAGE 16-00-053
BY ACarden
#23-04792

REV.	BY	DATE	DESCRIPTION
1	JAD	03-28-2023	ISSUE TO CLIENT

GRAPHIC SCALE
0 100
50 200
(IN FEET)
SCALE: 1" = 100'

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF ISLAND ROAD AND IS ASSUMED TO BE SOUTH 00° 53' 29" WEST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN AUGUST THROUGH NOVEMBER OF 2022 AND JANUARY THROUGH MARCH OF 2023.

REFERENCES:

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- ODOT RIGHT-OF-WAY PLANS LOR-57-3.97, LOR-57-(0.73-3.84), & LOR-57-(2.81-4.88)
- PLAT OF BOUNDARY SURVEY FOR RALPH COLLING, LAUNDON-SIMON-KELSER & ASSOC., INC. ALEX KELSER P.S.7871, DATED SEPTEMBER 12, 2001
- SURVEY FOR BILL GARRETT, LAUNDON-SIMON-CAHL & ASSOC., DATED DECEMBER 1, 1977
- SURVEY FOR LAURA B. WRIGHT, LAUNDON-SIMON-CAHL & ASSOC., INC. RODGER G. SIMON P.S.5101, DATED AUGUST 12, 1997

PPN: 16-00-053-000-001
LOT SPLIT SURVEY
34957 STATE ROUTE 303, GRAFTON, OH 44044

BARBARA JUNGBLUTH
9757 SMITH ROAD
LITCHFIELD, OH 44253

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DRAWN BY: JAD | CHECKED BY: JSR
JOB No: 2981-22 | SHEET 1 of 1