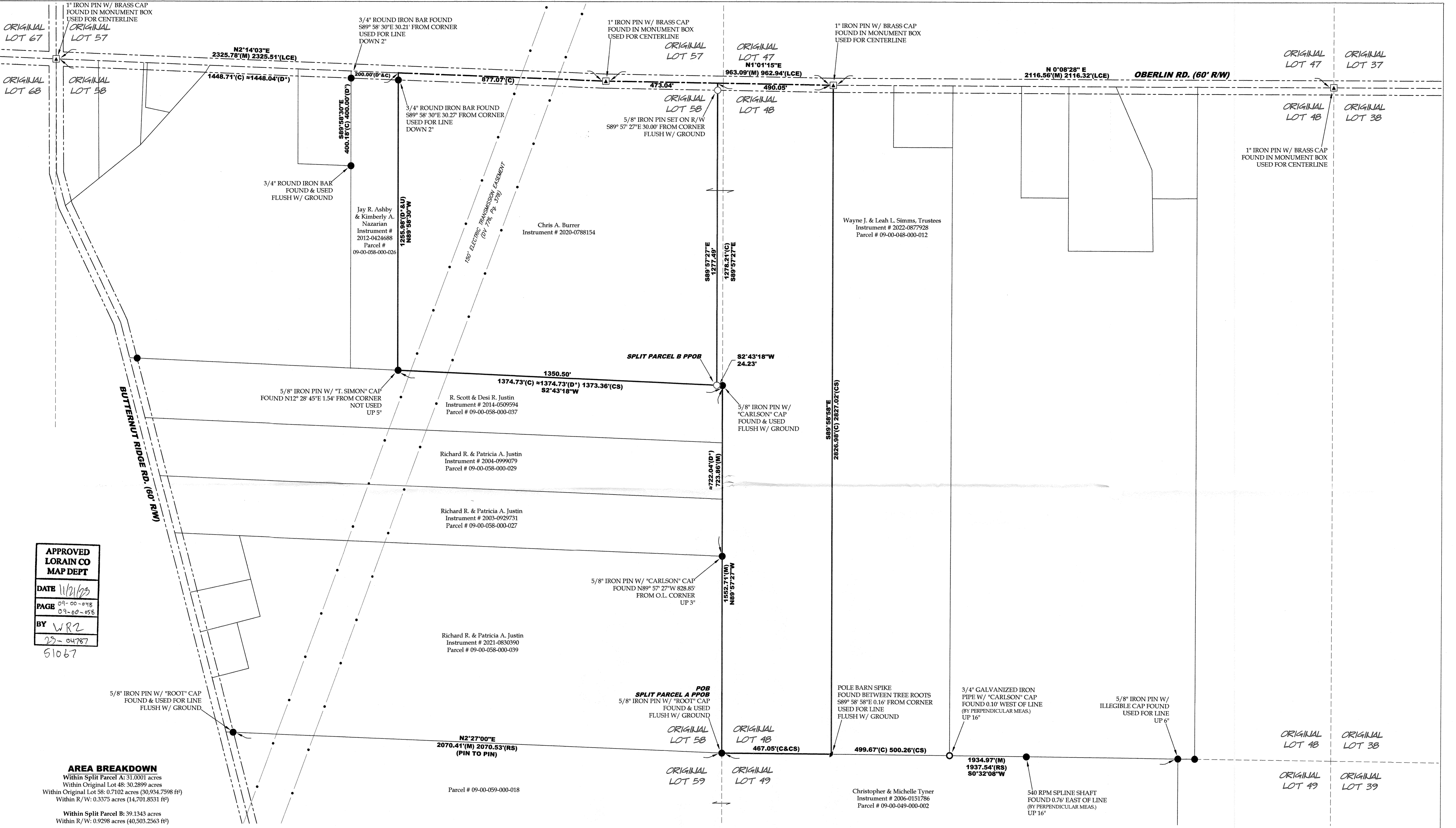


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File Name: E:\Dropbox\Dropbox\Surveying\Files\Jobs\2023\24-095-Chris Burrell\1891 Oberlin Road Lot Split\New Russia Twp\24-095-Burrell.dwg



APPROVED
LORAIN CO
MAP DEPT
DATE 11/21/23
PAGE 09-00-048
09-00-058
BY WRZ
23-04787
51067

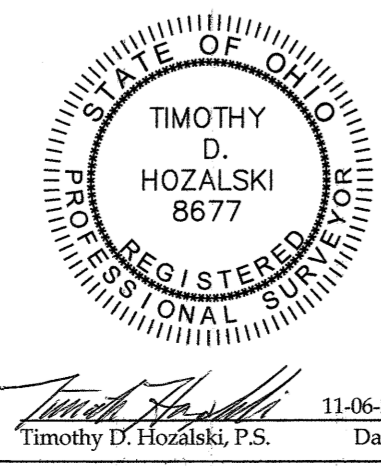
AREA BREAKDOWN
Within Split Parcel A: 31.0001 acres
Within Original Lot 48: 30.2899 acres
Within Original Lot 58: 0.7102 acres (30,934.7598 ft²)
Within R/W: 0.3375 acres (14,701.8531 ft²)

Within Split Parcel B: 39.1343 acres
Within R/W: 0.9298 acres (40,503.2563 ft²)

Total Area: 70.1344 acres (Calculated)
≈ 70 acres (Deed)

Lot Split for Chris Burrell
Being a parcel of land located in part of Original Russia Township Lots 48 & 58, New Russia Township, Township 5 North, Range 18 West, Connecticut Western Reserve, County of Lorain, State of Ohio

SCALE 1"=180'
180 0 180 360
BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SAD), NAD83(2011) EPOCH 2010.00, AND CORRECTED VIA THE ORTN. MINIMUM ERROR OF CLOSURE: 1 : 10,000



REFERENCES
Lorain County Survey Records
Centerline Survey Traverse of Oberlin Road (Nov, 1968)
Survey for Gene A. & Christine L. Lawrie by C.E. Penfound (May, 1976)
Survey for Henry W. Schmitz by Grindle & Bender (Aug, 1997)
Survey for John Knipper & John Gregory by Thomas Simon & Assoc. (Jun, 2002)
Survey for Justin Excavating by Carlson Surveys (Jan, 2004)
Survey for Christopher & Michelle Tyner by James B. Root & Assoc. (Jun, 2006)
Survey for Richard R. & Patricia A. Justin by Rafta A, Ltd. (Dec, 2013)
Survey for Marie Shullick, Trustee by Carlson Surveys (Feb, 2019)
Survey for Marie Shullick by Vector Surveying (Dec, 2019)
Survey for Richard & Patricia Justin by Rafta A, Ltd. (Apr, 2021)
Lorain County Deed Records
Volume and Pages as indicated
Additional Lorain County Deed Records
*Robert W. Knipper to Edith L. Knipper (DV 1194, Pg. 209)
Thomas J. & Carolyn M. Steindl to James A. & Elaine S. Brown (Instr. # 2001-0774965)
Edith L. Knipper to John A. and Kathleen E. Knipper (Instr. # 2002-0817190)
*William C. Gibson to John C. & Penny R. Gregory (OR Vol. 450, Pg. 163)

LEGEND
SET FOUND DESCRIPTION
○ 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 LINE

ABBREVIATIONS
D per deed
P per plat
M measured
C calculated
U used
FND found
CL centerline
POB place of beginning
POBB principal place of beginning
LCE per LC Engineer Centerline Traverse
CS per Carlson survey
RS per Root survey
FC point of curvature
PI point of intersection
PT point of tangency
OL Original Lot
GL Great Lot
SL Sublot
right-of-way
place of beginning
principal place of beginning
per LC Engineer Centerline Traverse
per Carlson survey
per Root survey

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.

PRE-SPLIT SUMMARY
SCALE 1"=900'

Parcel # 09-00-048-000-005

SPLIT SUMMARY
SCALE 1"=900'

