LOT SPLIT

MADE AT THE INSTANCE OF

MARTIN SURMAN

KNOWN AS BEING SITUATED IN THE TOWNSHIP OF HUNTINGTON OF PART OF ORIGINAL HUNTINGTON TOWNSHIP LOT No. 11, TRACT No. 1 COUNTY OF LORAIN, STATE OF OHIO

I hereby state that this plat is a true and accurate representation of the premises shown hereon, and was based on "an actual survey performed on the ground under my supervision plat", and is in accordance with the minimum standards for boundary surveys as adopted by the State of Ohio. Chapter 4733—37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses given are BASED ON THE CENTERLINE OF NEW LONDON EASTERN ROAD bearing

MARVEY

N 90° 00'00" Eastand are used to indicate angles only.

HOFMANN-METZKER, INC. Registered Professional Surveyors 24 Beech St. — P.O. Box 343 Berea, Ohio 44017 (440) 234-7350 email: george_hm@ameritech.net/ GEORGE A. HOFMANN Registered Surveyor No. 6752 George A. Hofmann 6752 REGISTERED

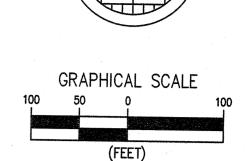
ACCEPTANCE

I(We) the undersigned "company or persons names", owner(s) of the land shown on this map and designated as "P.P. 21-01-011-000-004", do hereby accept this "Lot Split as shown hereon.

"owner signature" " print name" "owner signature" ' print name" **NOTARY**

CUYAHOGA COUNTY
STATE OF OHIO

S.S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
DID PERSONALLY APPEAR THE ABOVE SIGNED <u>Jared & Sara Baxter</u> WHO DID ACKNOWLEDGE
THE SIGNING OF THE FOREGOING INSTRUMENT TO BE "HIS/HER/THEIR" FREE ACT AND
DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT
, OHIO THIS _____DAY OF ______, 20 ____.



1" = 100'

Notary Public **APPROVAL** THIS PLAT IS APPROVED BY THE TOWNSHIP OF HUNTINGTON THIS ___ SIGNATURE PRINT NAME PRINT TITLE

 $\left(5\right)$ PK Ref from Snezek Survey NEW LONDON EASTERN ROAD 60' 5/8" I. Pin Fd 30.33' from cl N90°00'00"E 1167.64' Deed to x -1777.64' to x -661.08' CALC 506.55'CALC IPS 631.14' CALC Ex. 5/8" I. Pin Fd 1/2" I. Pin Fd leaning 25.42' from cl 430.00° CALC S00°06°39"E PARCEL "B" 217,816.8597 SF 5.0004 Acres To CL 21-01-011-000-005 Timothy Russ 4 202,620.2464 SF 4.6575 Acres To RW (3) 140.29 -60, 21-01-011-000-001 506.56' CALC S90°00'00"W CLARK ROAD MJJ Holdings LLC File # 2019-0707546 Existing Tree Line 21-01-011-000-004 Jared Baxter Sara Baxter File # 20130462778 SURVEY LEGEND Denotes Calculated Distance or Angle Denotes Previous Distance or Angle Denotes State Distance or Angle state Denotes Observed Distance or Angle Denotes Record Distance or Angle Denotes Deed Distance or Angle Denotes Used Point, Distance or Angle Denotes Right of Way Denotes Centerline Denotes Property Line Denotes Baseline Denotes 5/8" Iron Pin 30" Long Set and Capped 6752/7477 I.P.S. PARCEL "A" 2,222,511.7993 SF Denotes Iron Pipe Found Denotes Iron Pin Found 51.0219 Acres To CL Denotes Existing Iron Pin Monument Found CALC Denotes Drill Hole Found or Set 2,140,868.2042 SF Denotes Nail Found or Set & USED 49.1476 Acres To RW 1,652.70 Denotes Hub Stake Found or Set N00'00'22"W 2290.44' SNEZEK 2090.44' CALC 2060.26° CALC REFERENCES Hudnut —Laugherty & Associates Survey Sept 1979 Snezek Survey for William Robert Lee , Feb. 2013 Snezek proposed split for Baxter, Sept. 2000 Snezek survey lot split for Metcalf / Berringer Sept. 2003 Hudnut -Laugherty & Associates Survey Nov 1989 TITLE DEED AND ADJOINERS DEEDS Survey # 51073 APPROVED 1205' Deed LORAIN CO 1171.45 Snezek MAP DEPT 1171.46 Calc DATE 12-4-23 S89°37'16"W 5/8" I. Pin Fd 5/8" I. Pin Fd PARCEL BAXTER Capped "Snezek" Capped "Snezek" PAGE 21-01-011 0.07'E-0.02'S 034'E-0.08'S 21-01-011-000-003 234,323.4987 SF 200.00 200.003 Jared Baxter BY O. Aleksher 5.3793 Acres To CL Sara Baxter 23-02505-6 File # 20190736687 228,323.4988 SF 5/8" I. Pin Fd 1205' DEED LORAIN COUNTY 21-01-011-000-003 Capped "Snezek" 2.18'E-0.08'N 5.2416 Acres To RW 1171.83'CALC 3/4" I. Pipe Fd & Used 1/2" I. Pin Fd Leaning S89°37'16"W ASHLAND COUNTY on County Line 18.27'E of CL 0.57'N of County Line Lorain County Geodetic Marker 99-018

5/8" I. Pin Fd Capped "Snezek" on County Line

21-01-011-000-003 Alfred E. Jr Baxter

Blinda L. Baxter DV 1172, P. 943