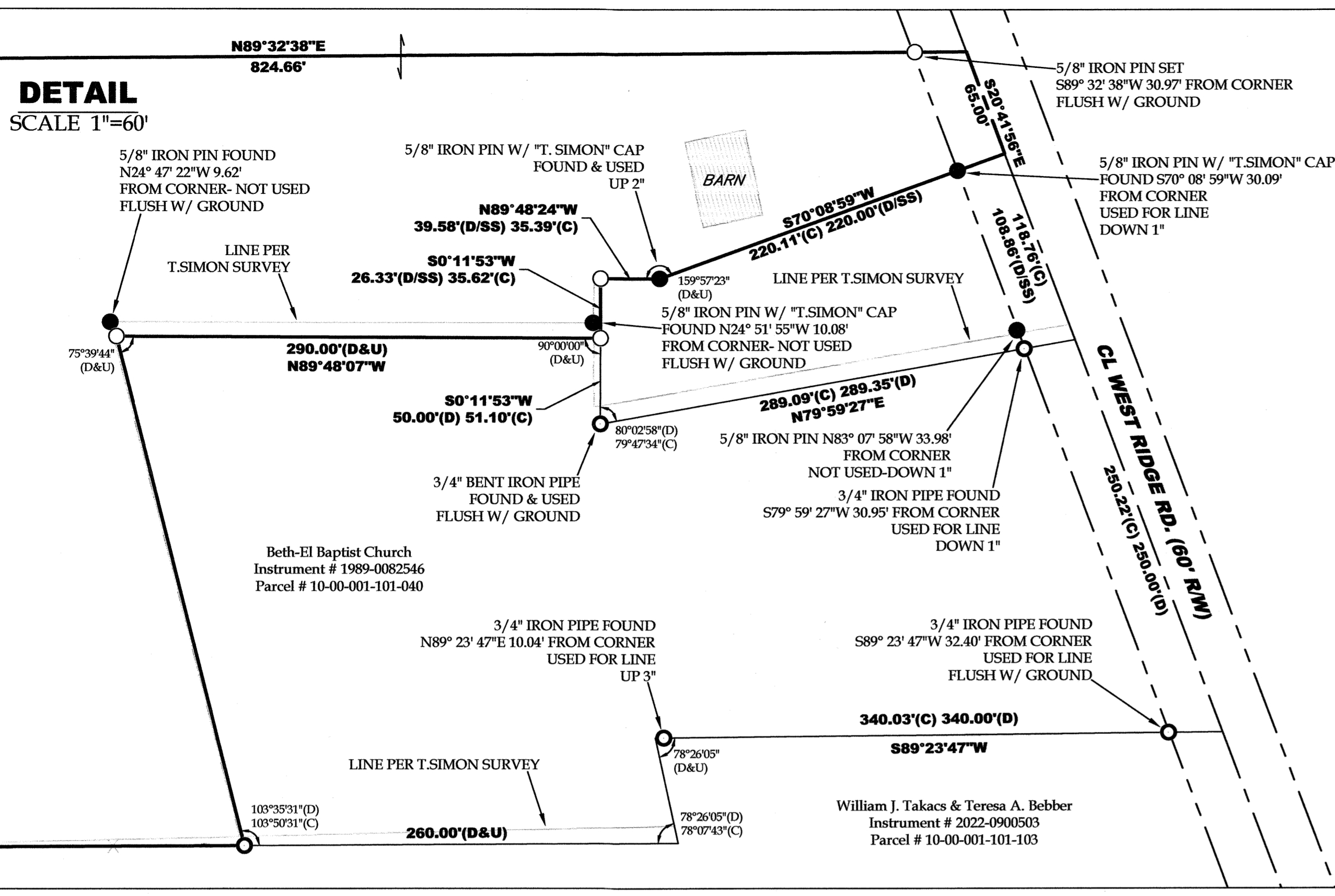


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File Name: E:\Dropbox\Surveying\Files\Jobs\2024\24-092-Brian Teller-10131 West Ridge Road Lot Split Carlisle Twp, 24-092-Teller.dwg

DETAIL

SCALE 1"=60'



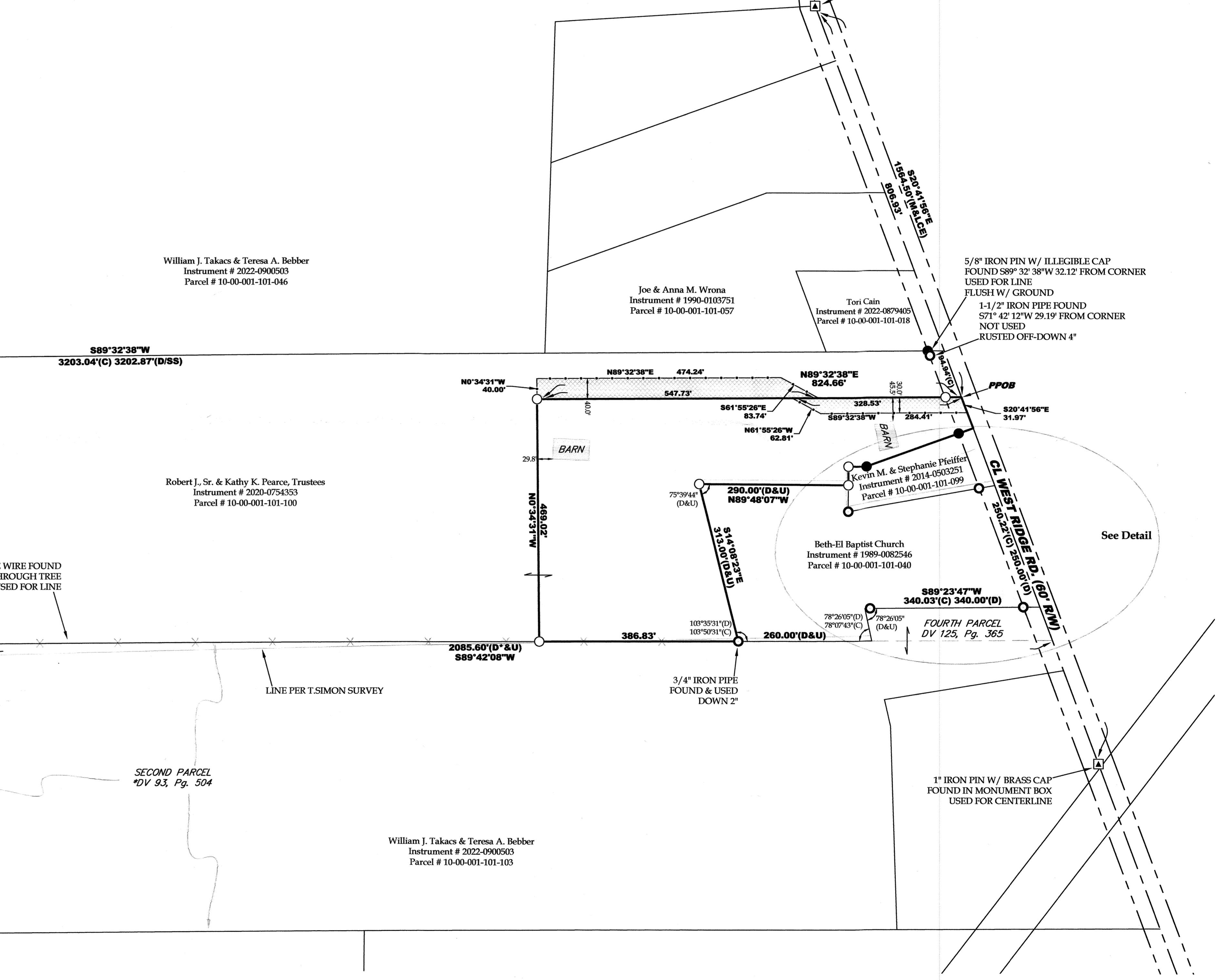
40' INGRESS/EGRESS EASEMENT
Robert J., Sr. & Kathy K. Pearce (servient tenement), the owner of the parent parcel does hereby grant to Brian & Maria Teller (dominant tenement), a permanent appurtenant ingress/egress easement forty feet in width, over the existing gravel driveway.

Robert J. Pearce, Sr.
Kathy K. Pearce

30' INGRESS/EGRESS EASEMENT
Brian & Maria Teller (servient tenement), the owner of the split parcel does hereby grant to Robert J., Sr. & Kathy K. Pearce (dominant tenement), a permanent appurtenant ingress/egress easement thirty feet in width, over the existing gravel driveway.

Brian Teller
Maria Teller

CL ALBRECHT RD. (60' R/W)



APPROVED
LORAIN CO
MAP DEPT

DATE 1/11/24

PAGE 10-00-001

BY [Signature]

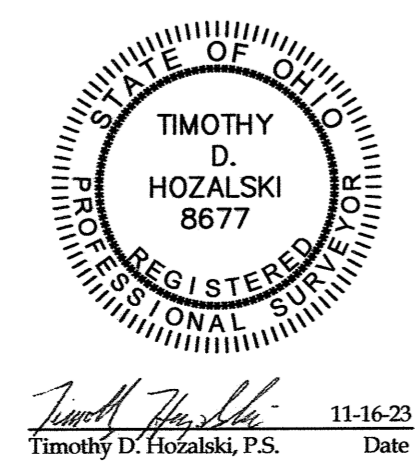
24-04808

#51105

Lot Split for Brian Teller
Being a parcel of land located in part of Original Section 1, Carlisle Township, Township 5 North, Range 17 West, Connecticut Western Reserve, County of Lorain, State of Ohio

SCALE 1"=120'

BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (840), NAD83(2011) EPOCH 2010.0, AND CORRECTED VIA THE CRTM 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
—	—	HISTORIC PARCEL LINE
—	—	RELIC FENCE REMNANT'S EASEMENT LINE
—	—	LINE PER T. SIMON SURVEY
—	—	BUILDING FOOTPRINT
—	—	ACCESS EASEMENT AREA

REFERENCES

Lorain County Survey Records
Centerline Survey Traverse No. 1-A (Sep, 1967)
Survey by McGlinchy & Assoc. (Jul, 1976)
Survey for Gary McNaughton by Thomas Simon & Assoc., Inc. (Nov, 2001)
Survey for Leonard J. & Carol L. Shinsky by Rafter A., Ltd. (Feb, 2012)
Survey for Bill Takacs by Rafter A., Ltd. (Feb, 2023)

Lorain County Deed Records
Volume and Pages as indicated

Additional Lorain County Deed Records
*William H. Suthiff to Lydia M. Suthiff (DV 93, Pg. 504)
*Ellen S. Versey to W.H. Suthiff (DV 125, Pg. 365)
*Amelia A. Moss to William A. & Hazel M. Jensen (DV 975, Pg. 720)
*William A. & Hazel M. Jensen to Baptist Mid Missions, Inc. (DV 1060, Pg. 696)

ABBREVIATIONS

D per deed FC 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
LCE per Centerline Traverse
SS per T. Simon 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.

TOTAL AREA
5.3097 acres
0.0484 acres (2,109.2841 ft²) Within R/W

VECTOR
SURVEYING SERVICES, LLC

OFFICE: 440-865-8445 AMHERST, OH
TIM@VECTORSURVEYING.COM

Job No. 23-092 Drawn By: CAD
Date: Nov, 2023 Checked By: TDT