

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 (840), NAD83(2011) EPOCH 2010.00, AND CORRECTED VIA THE CRTN. 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 "HOZANSKI 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. Pennington by Bock & Clark (Jul, 1955)
Survey for Frances Bean by John Pozzywak (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 Burrer Family Land, LLC by Vector Surveying Svs., LLC (Nov, 2017)

Lorain County Deed Records
Volume and Pages as indicated
Additional Lorain County Deed Records
Easement to Ohio Edison Company (Deed Volume 770, Page 310)
Easement to The Ohio Telephone & Telegraph Company (Deed Volume 983, Page 857)
Easement Variant to The Ohio Telephone & Telegraph Company (DW 1001, Pg. 507)

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

AREA BREAKDOWN

Within Split Parcel A: 10.8998 acres
Within R/W: 0.2759 acres (12,016.3093 ft²)

Within Parcel # 09-00-045-000-008: 4.0001 acres
Within R/W: 0.1722 acres (7,500.0000 ft²)

Within Split Parcel B: 6.9826 acres
Within R/W: 0.0345 acres (1,502.5158 ft²)

Within Consolidation Parcel: 10.9827 acres
Within R/W: 0.2067 acres (9,002.5158 ft²)

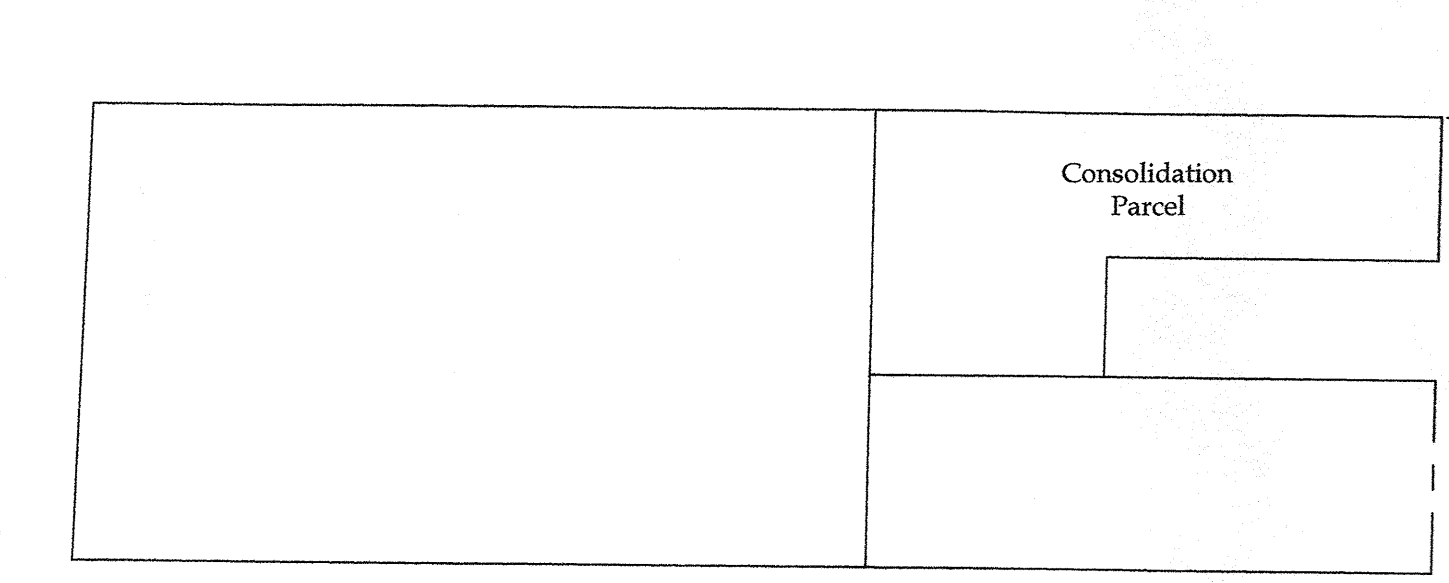
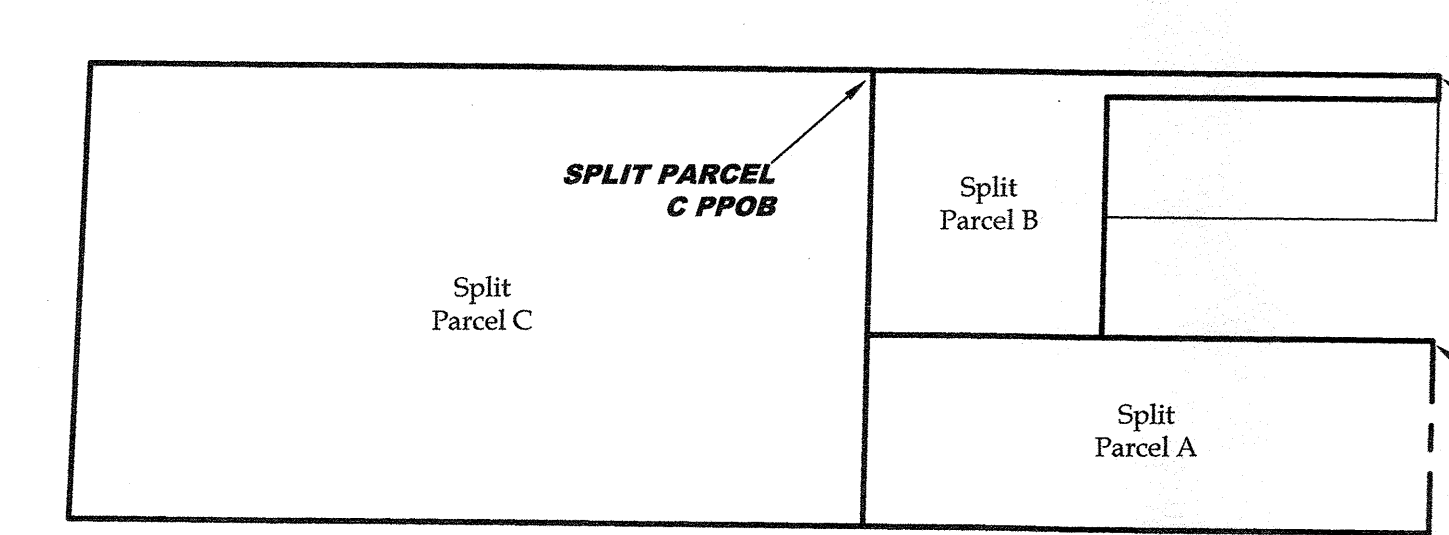
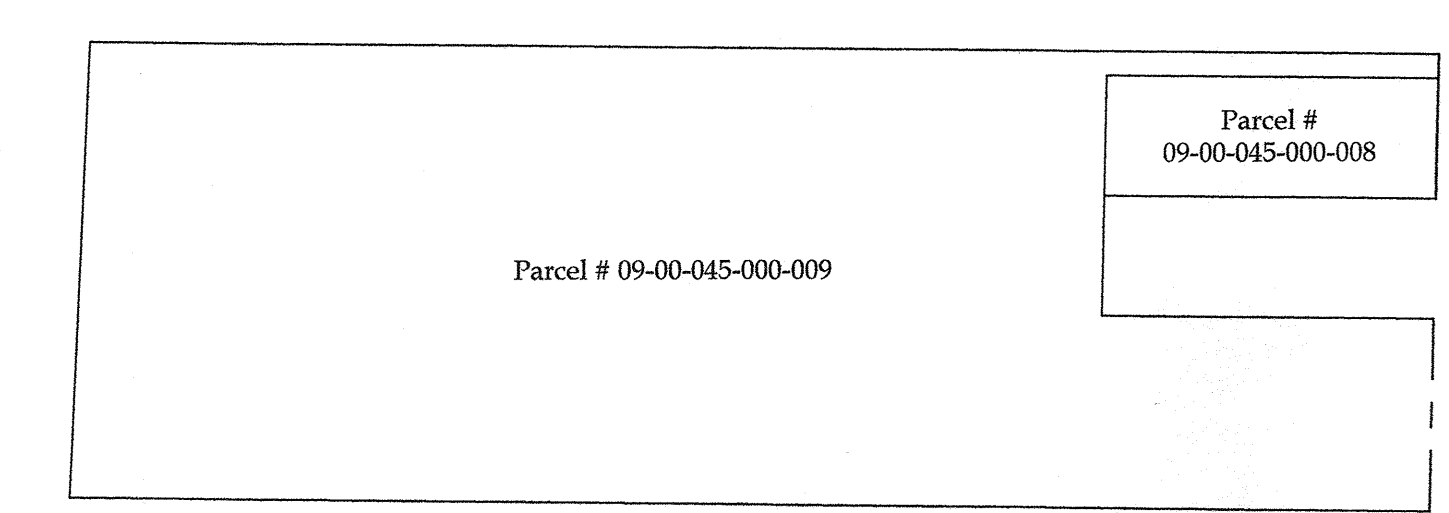
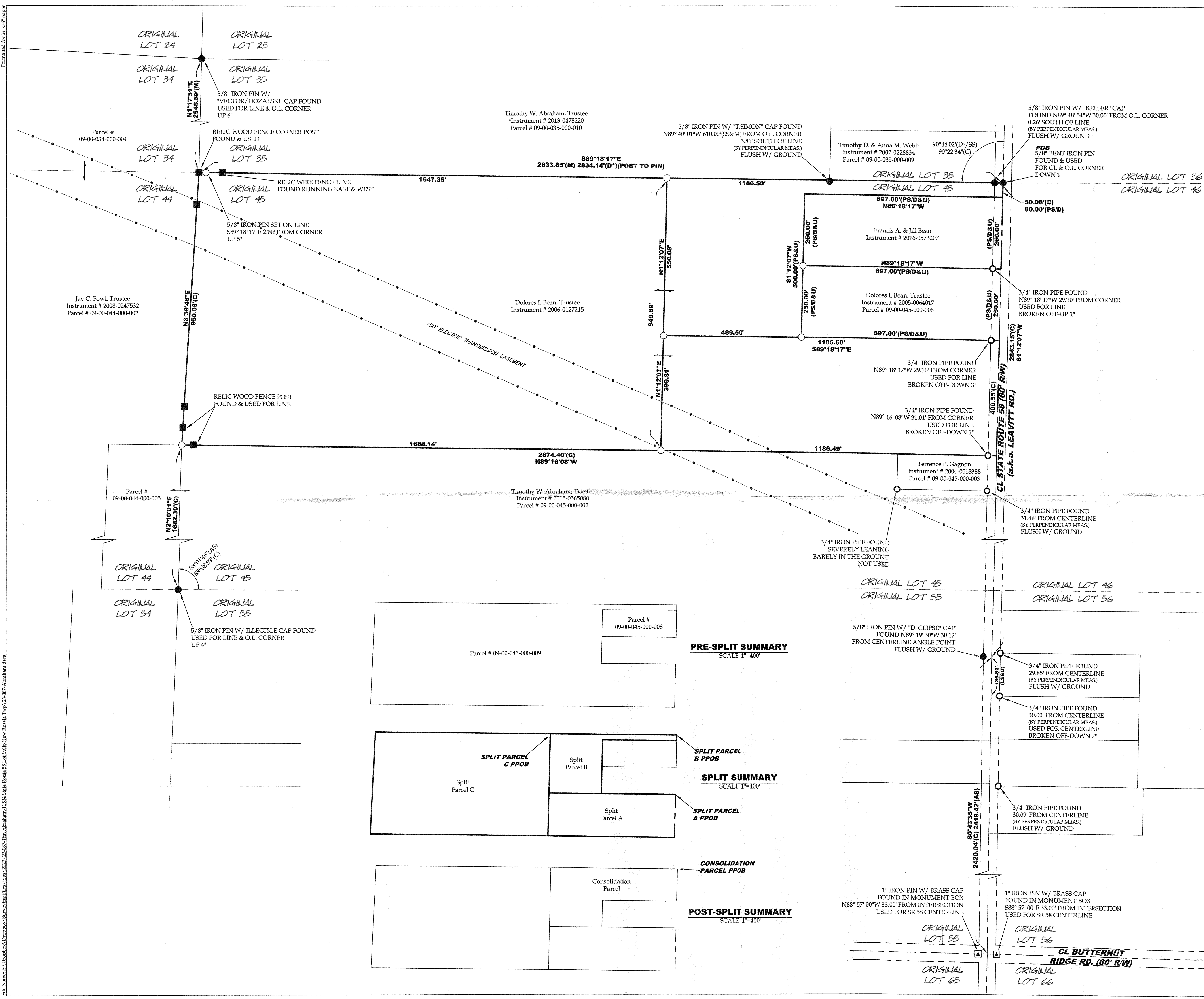
Within Split Parcel C: 36.3465 acres

APPROVED
LORAIN CO
MAP DEPT

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

APPROVED
LORAIN CO
MAP DEPT

DATE 1/30/24
PAGE 09-00-045
BY AR
24-04813
51118



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