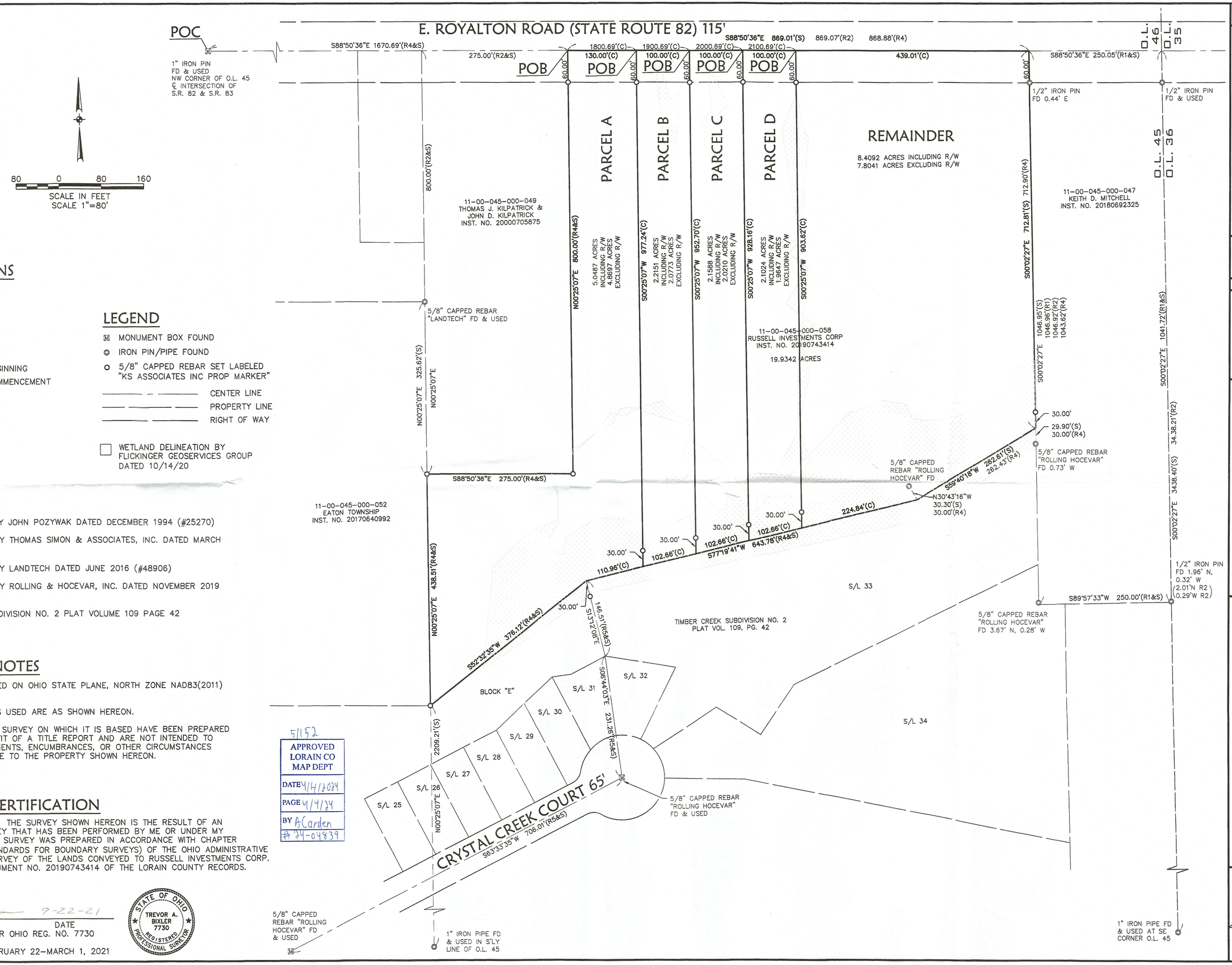

ABBREVIATIONS

C	CALCULATED
FD	FOUND
INST	INSTRUMENT
NO	NUMBER
O.L.	ORIGINAL LOT
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RECORD
S	SURVEYED
VOL	VOLUME

LEGEND

- MONUMENT BOX FOUND
- IRON PIN/PIPE FOUND
- 5/8" CAPPED REBAR SET LABELED "KS ASSOCIATES INC PROP MARKER"
- CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY
- WETLAND DELINEATION BY FLICKINGER GEOSERVICES GROUP DATED 10/14/20

REFERENCES

R1=PLAT OF SURVEY BY JOHN POZYWAK DATED DECEMBER 1994 (#25270)

R2=PLAT OF SURVEY BY THOMAS SIMON & ASSOCIATES, INC. DATED MARCH 2000 (#25262)

R3=PLAT OF SURVEY BY LANDTECH DATED JUNE 2016 (#48906)

R4=PLAT OF SURVEY BY ROLLING & HOCEVAR, INC. DATED NOVEMBER 2019 (#49873)

R5=TIMBER CREEK SUBDIVISION NO. 2 PLAT VOLUME 109 PAGE 42

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
2. PERTINENT RECORDS USED ARE AS SHOWN HEREON.
3. THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE NOT INTENDED TO REFLECT ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT; THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION; THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (MINIMUM STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE; THAT IT IS A SURVEY OF THE LANDS CONVEYED TO RUSSELL INVESTMENTS CORP. AS RECORDED IN INSTRUMENT NO. 20190743414 OF THE LORAIN COUNTY RECORDS.

9-22-21

TREVOR A. BIXLER, P.S. DATE
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730

STATE OF OHIO
TREVOR A. BIXLER 7730
REGISTERED PROFESSIONAL SURVEYOR

DATES OF SURVEY: FEBRUARY 22-MARCH 1, 2021

51152
APPROVED LORAIN CO MAP DEPT
DATE 4/14/2024
PAGE 4/4/24
BY A Carden
24-04839

REVISIONS			
DATE	DESCRIPTION	BY	

DATE: 5-21-21
DRAWN BY: KAR
CKD BY: TAB
DWG. NAME: 21025-BOUNDARY
PATH: CIVIL 3D 2019
F.B.

KS ASSOCIATES
KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

LOT SPLIT PLAT

PART OF ORIGINAL EATON TOWNSHIP LOT NO. 45
TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 1

JOB NO. 21025

R:\21000\21025\CIVIL 3D 2019\CURRENT DRAWINGS\BASE DRAWINGS\DWG\21025-Boundary.dwg2021-09-22