

# Survey Map Lot Split and Consolidation

Made For  
**George Jackson**  
Part of Original Lots 25, 26, and 27, Section 1, Penfield Township, Range 17 West,  
Township 3 North, Connecticut Western Reserve  
County of Lorain, State of Ohio

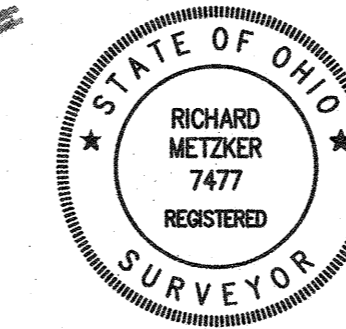
Order No. 24-063 • F.B. See Folder/Data Collector • George Jackson - 10170 Smith Rd - Penfield Twp.dwg

I hereby state that this plot is a true and accurate representation of the premises shown hereon, and was based on an actual survey performed on the ground, 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 are given to the Ohio North State Plane Grid, and are used to indicate angles only.

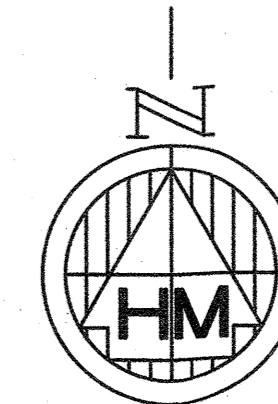
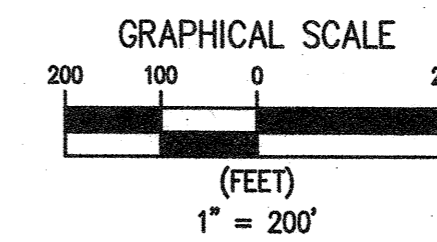
### HOFMANN-METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS  
24 BEECH ST. - P.O. BOX 343  
BEREA, OHIO 44017  
(440) 234-7350 FAX (440) 234-7351  
EMAIL: rich@hmf-surveying.com

Registered Surveyor No. 7477  
Richard Metzker



**Basis of Bearings**  
Ohio North State Plane Grid  
ODOT VRS Network NAD 83 (2011)  
April 2024



### Survey Legend

- obs Denotes Observed Distance or Angle
- d Denotes Deed Record or Angle
- u Denotes Used Point, Distance or Angle
- fd Denotes Point Found
- calc Denotes Calculated Distance or Angle
- Med Denotes Medina County Smith Rd Survey
- R/W Denotes Right of Way
- C Denotes Centerline
- P Denotes Property Line
- ⊙ I.P.S. Denotes Iron Pin Set and capped 6752/7477
- Denotes Iron Pipe Found
- ⊠ Denotes Monument Box Found
- X.XX' S Denotes Distance and direction point was found from property corner
- X.XX' E

### References

- Dec. 1996 Survey for John Owen by Thomas Simon (Lorain County Survey Records)
- Nov. 1991 Survey for George Jackson Jr. by Roger Simon (Lorain County Survey Records)
- Smith Rd Centerline Survey by Medina County Engineer (Medina Co Survey Records)
- Title and Adjoiner deeds

### Property Ownership

**Parcel Nos.:** 19-01-027-000-004  
19-01-026-000-005  
19-01-025-000-017  
**Ownership:** George Jackson Jr & Dorothy Flowers Jackson  
**Deed:** File #2023-0906433  
**Address:** 40170 Smith Rd.  
**City/State:** Spencer, OH 44275  
**Acreage:** 52.37± Ac (deed)

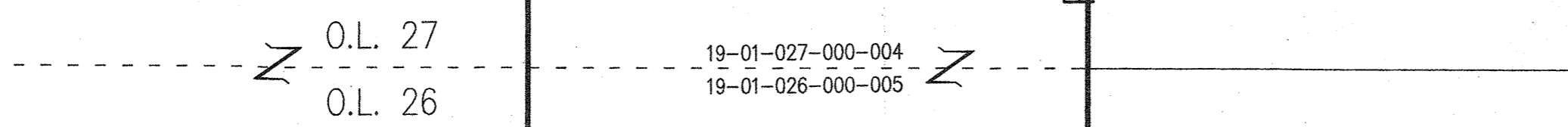
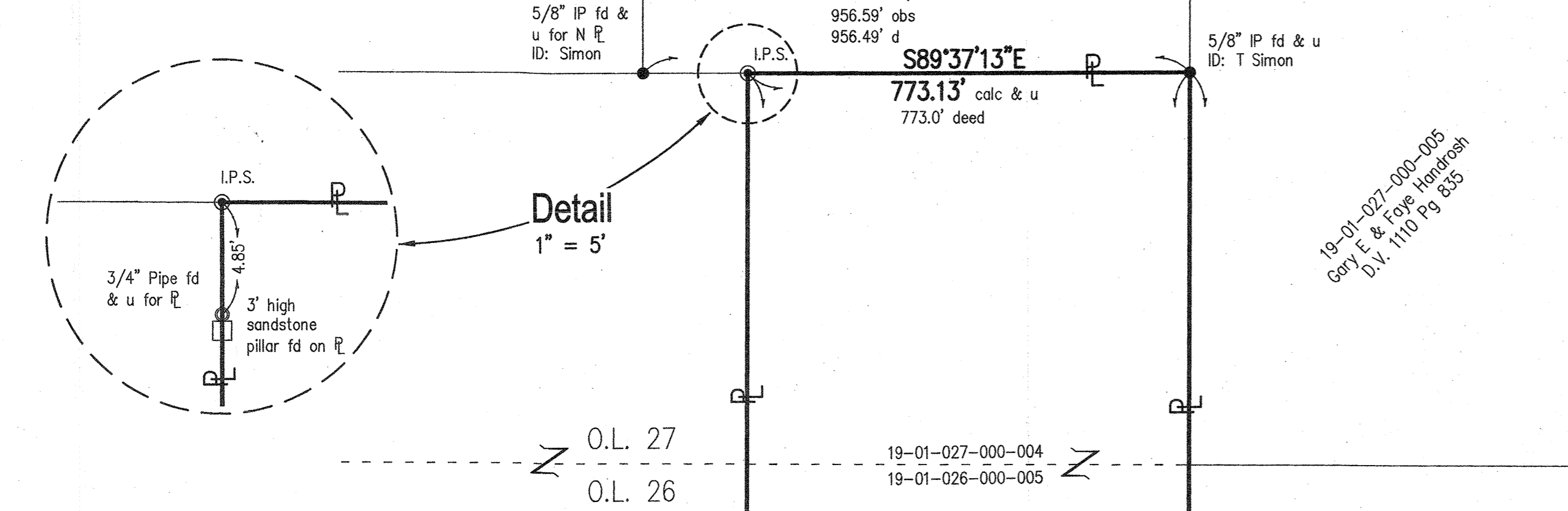
**Parcel Nos.:** 19-01-025-000-016  
**Ownership:** George Jackson Jr & Dorothy G. Jackson  
**Deed:** File #2023-0906433  
**Address:** 40180 Smith Rd.  
**City/State:** Spencer, OH 44275  
**Acreage:** 1.00436 Ac (deed)

### Acreage Summary

**Parcel A**  
Area to R/W 49.3039 Ac.  
Area within R/W 0.2708 Ac.  
Total 49.5748 Ac

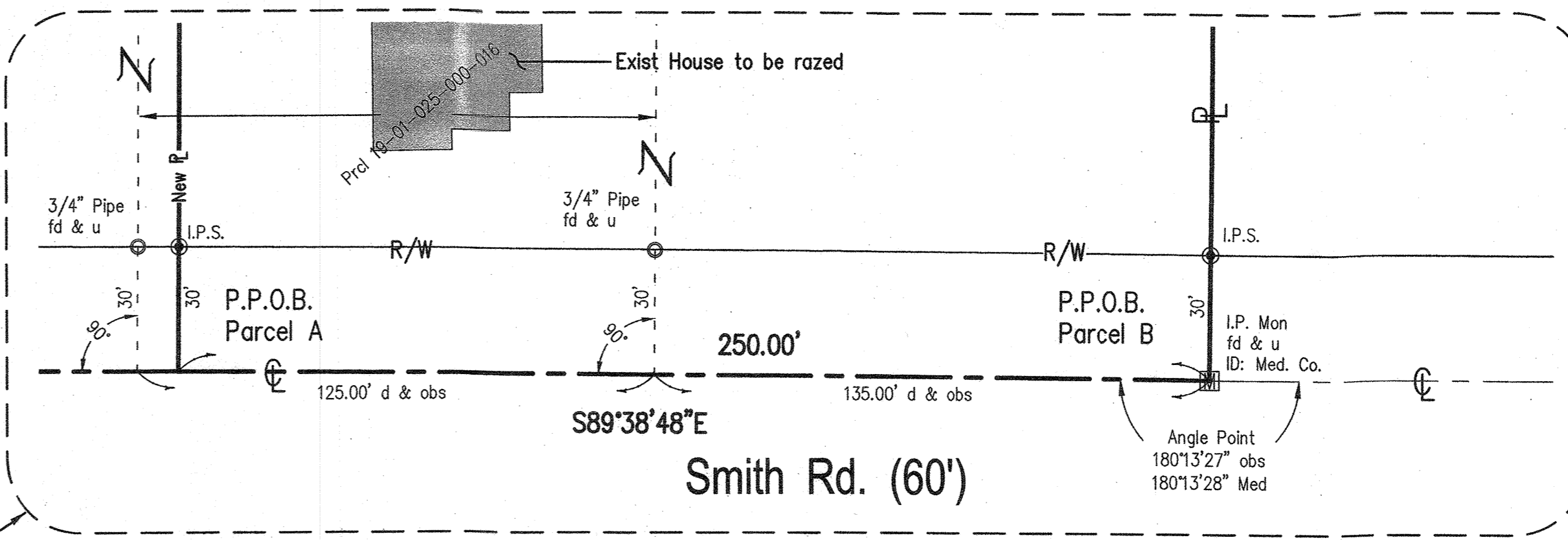
Area within O.L. 27 12.1 Ac.±  
Area within O.L. 26 25.2 Ac.±  
Area within O.L. 25 12.3 Ac.±  
(The north and south line of Original Lot 26 was not surveyed)

**Parcel B**  
Area to R/W 3.6759 Ac.  
Area within R/W 0.1694 Ac.  
Total 3.8453 Ac

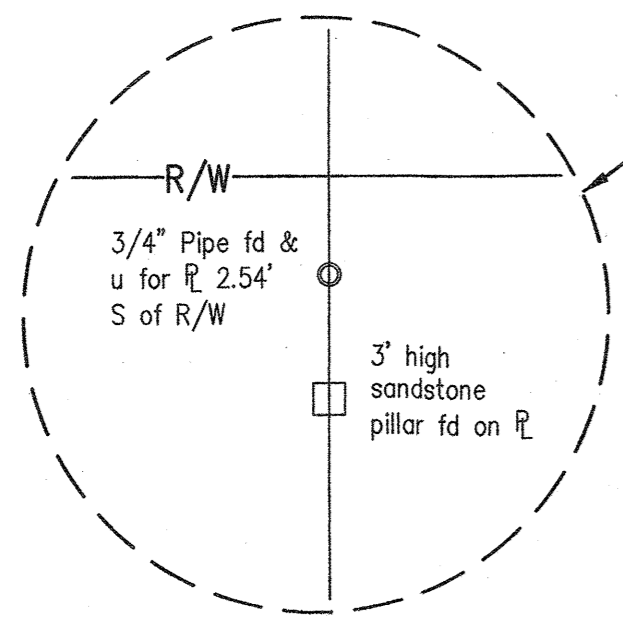


**Parcel A**  
2,159,476.7603 sq. ft.  
49.5748 acres

**Parcel B**  
167,499.9992 sq. ft.  
3.8453 acres



APPROVED  
LORAIN CO  
MAP DEPT  
DATE 6/21/24  
PAGE 19-01-025  
BY WRZ  
24-04671  
51213



The intent of this map is to accompany 2 new legal descriptions that reconfigure Parcel Numbers 19-01-025-000-016, 19-01-025-000-017, 19-01-026-000-005, and 19-01-027-000-004 creating Parcels A and B