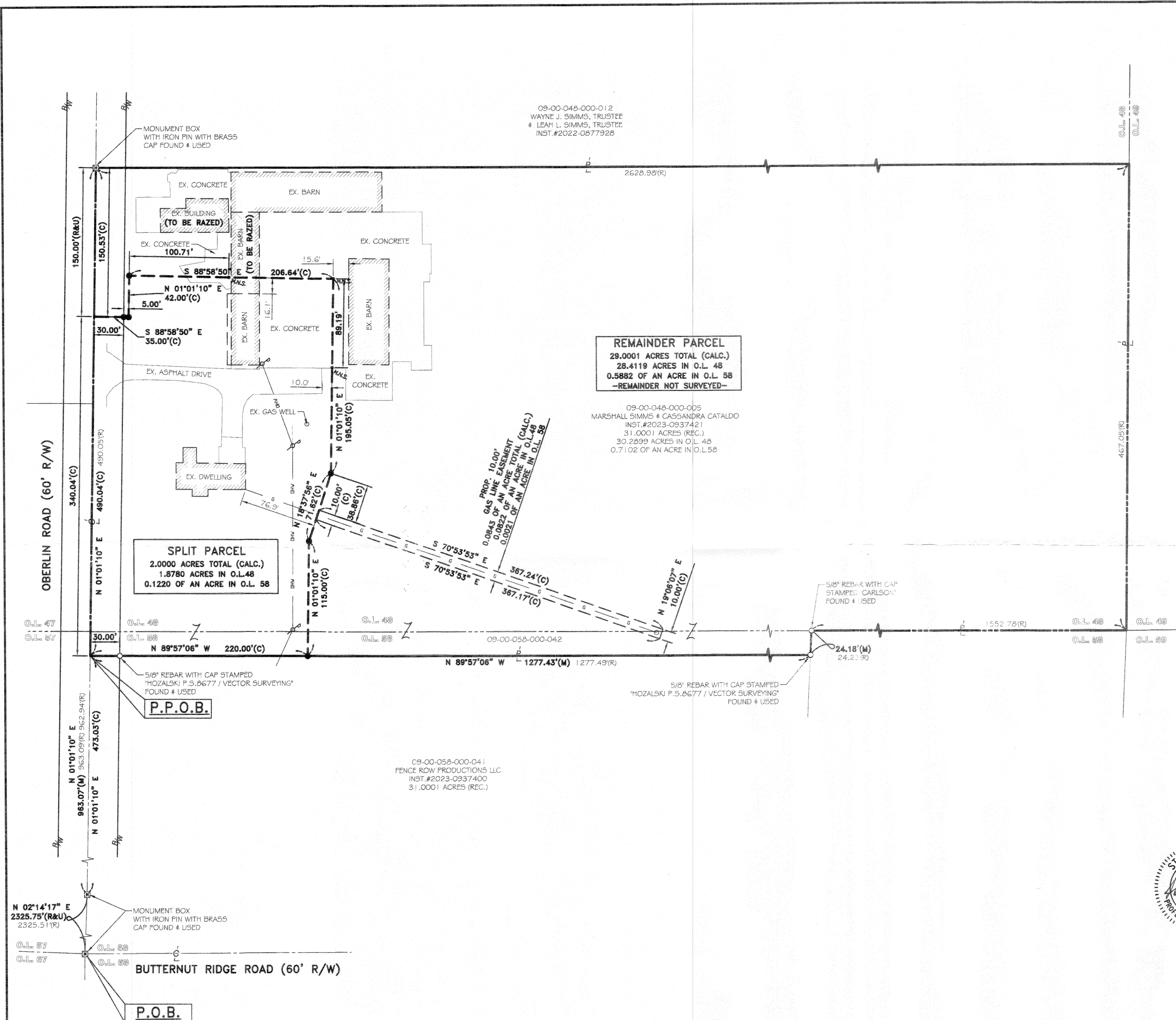


LOT SPLIT SURVEY

FOR

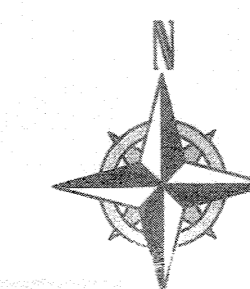
MARSHALL SIMMS & CASSANDRA CATALDO

SITUATED IN THE TOWNSHIP OF NEW RUSSIA, COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 48 & 58

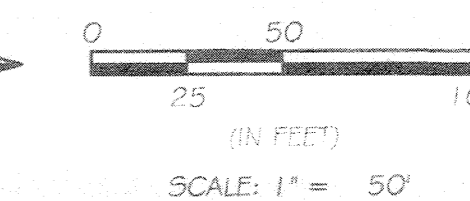


LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH YELLOW CAP STAMPED "RAFTER A, LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A, LTD LINE PIN"
- ☒ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- M.N.F. MAGNETIC NAIL/SPIKE FOUND
- M.N.S. MAGNETIC NAIL/SPIKE SET
- P/L PROPERTY LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY



GRAPHIC SCALE



BASIS OF BEARINGS:

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF OBERLIN ROAD AND IS ASSUMED TO BE NORTH 01° 01' 10" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN OCTOBER THROUGH NOVEMBER OF 2021, MARCH OF 2022, AND APRIL THROUGH JUNE OF 2024.

51240

APPROVED
LORAIN CO
MAP DEPT

DATE 7/26/2024

PAGE 01 of 03

BY BB

24-04886

REFERENCES:

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- SURVEY FOR HELEN SANDERS, T.W. LAUNDON REG. SURVEYOR, DATED MARCH 14, 1955
- SURVEY FOR DON WEBBER, LAUNDON & HUFFMAN REG. SURVEYORS, JULY 1962
- MAP OF SURVEY FOR GENE A. & CHRISTINE L. LAWRIE, C.E. PENFOUND P.S. 3200, DATED MAY 4, 1976
- SURVEY MAP OF PARCEL SPLIT FOR FRED H. WALKER, MCGINCHY AND ASSOCIATES, NO DATE FOUND
- MAP OF BOUNDARY SURVEY PREPARED FOR SPERRY-GORSKE AGENCY INC., MCGINCHY AND ASSOCIATES, DATED MARCH 1979
- SURVEY FOR THE ESTATE OF RICHARD BREDENBECK, LAUNDON-SIMON-CAHL & ASSOC. ROGER G. SIMON P.S. 5101, DATED FEBRUARY 1989
- SURVEY OF PARCEL SPLIT FOR VIRGINIA BEHNER, JOHN POZYWAK P.S. 5292, DATED FEBRUARY 1993
- PLAT OF SURVEY FOR NEW RUSSIA TOWNSHIP, THOMAS SIMON & ASSOCIATES, INC. THOMAS A. SIMON P.S. 7775, DATED MAY 1999
- SURVEY FOR VIRGINIA BEHNER, TRUSTEE, CARLSON SURVEYS RICHARD D. CARLSON P.S. 7496, DATED OCTOBER 9, 2001
- LOT SPLIT SURVEY FOR RICHARD R. & PATRICIA A. JUSTIN, RAFTER A LTD RICHARD A. FREDRICKSON P.S. 8285, DATED DECEMBER 31, 2013
- LOT SPLIT & CONSOLIDATION SURVEY FOR RICHARD R. & PATRICIA A. JUSTIN, RAFTER A LTD JOSHUA S. RIEDY P.S. 8700, DATED APRIL 2, 2021
- LOT SPLIT SURVEY FOR JEFFERY J. LAWRIE, RAFTER A LTD JOHN A. DECHANT, JR. P.S. 8749, DATED NOVEMBER 11, 2021
- LOT SPLIT FOR CHRIS BURRER, VECTOR SURVEYING SERVICES, LLC TIMOTHY D. HOZALSKI P.S. 8677, DATED NOVEMBER 06, 2023



REV.	BY	DATE	DESCRIPTION
1	JAD	04-30-2024	PRELIMINARY ISSUE TO CLIENT
2	JAD	06-07-2024	ISSUE TO CLIENT

P.P.N. 09-00-048-000-005 & 09-00-058-000-042
LOT SPLIT SURVEY
11891 OBERLIN RD, OBERLIN, OH 44074
TOWNSHIP OF NEW RUSSIA, COUNTY OF LORAIN, STATE OF OHIO

RAFTER A, LTD
LAND SURVEYING • ENGINEERING • TESTING
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
440-707-4014 • www.raftera.com • info@raftera.com

MARSHALL SIMMS & CASSANDRA CATALDO
43561 RUSSIA RD
ELYRIA, OH 44035

DRAWN BY: JAD
JOB No: 3450-24

CHECKED BY: JSR
SHEET 1 of 1