

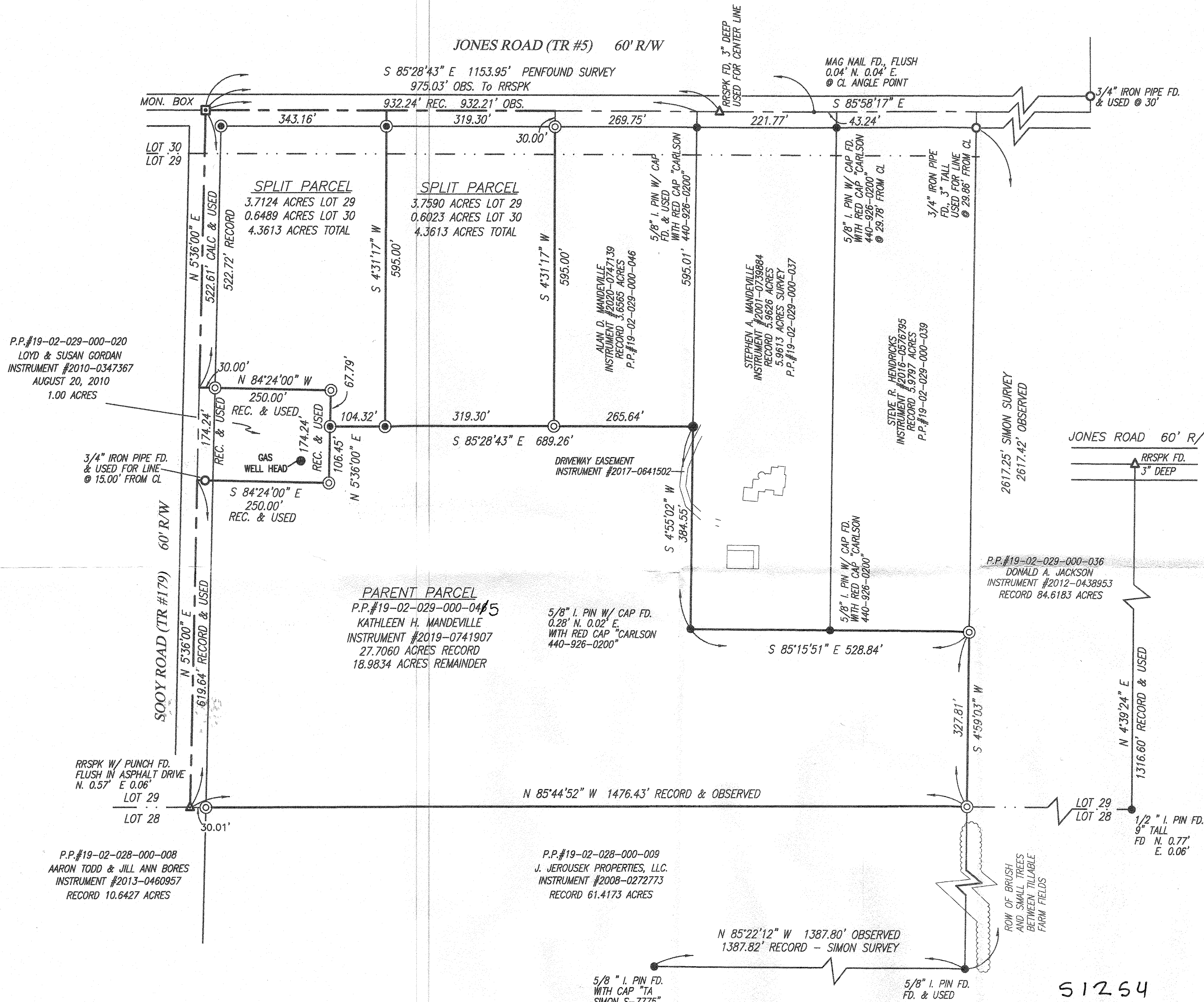
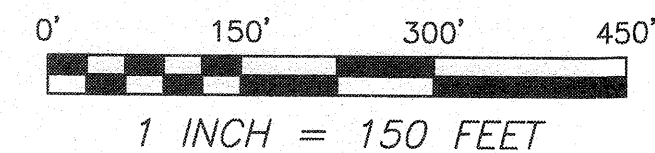
Lot Split Survey

Made At Instance Of Kathleen Mandeville
Situated in Tract 2, Lots 29 & 30
Penfield Township, Lorain County Ohio



BASIS OF BEARINGS

The Basis of Bearings for this Survey is N 5°36'00" E for the Centerline of Sooy Road as stated in on Survey Record 49589 and filed in the Tax Map Office of Lorain County Ohio.



P.P.#19-02-029-000-020
LOYD & SUSAN GORDAN
INSTRUMENT #2010-0347367
AUGUST 20, 2010
1.00 ACRES

3/4" IRON PIPE FD.
& USED FOR LINE
@ 15.00' FROM CL

RRSPK W/ PUNCH FD.
FLUSH IN ASPHALT DRIVE
N. 0.57' E 0.06'

P.P.#19-02-028-000-008
AARON TODD & JILL ANN BORES
INSTRUMENT #2013-0460957
RECORD 10.6427 ACRES

PARENT PARCEL
P.P.#19-02-029-000-045
KATHLEEN H. MANDEVILLE
INSTRUMENT #2019-0741907
27.7060 ACRES RECORD
18.9834 ACRES REMAINDER

5/8" I. PIN W/ CAP FD.
0.28' N. 0.02' E.
WITH RED CAP "CARLSON
440-926-0200"

P.P.#19-02-028-000-009
J. JEROUSEK PROPERTIES, LLC.
INSTRUMENT #2008-0272773
RECORD 61.4173 ACRES

P.P.#19-02-029-000-036
DONALD A. JACKSON
INSTRUMENT #2012-0438953
RECORD 84.6183 ACRES

2617.25' SIMON SURVEY
2617.42' OBSERVED

1/2" I. PIN FD.
9" TALL
FD N. 0.77'
E. 0.06'

LEGEND

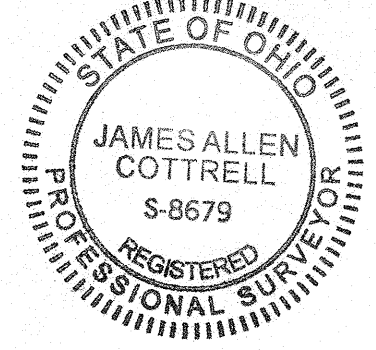
- MONUMENT BOX FOUND AND USED W/ 5/8" IRON PIN W/ BRASS CAP W/ PUNCH
- IRON PIPE FOUND AS NOTED
- RAILROAD SPIKE FOUND
- IRON PIN FOUND CAPPED "COTTRELL PS 8679"
- IRON PIN FOUND AS NOTED
- IRON PIN SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP "COTTRELL PS 8679"

REC. Record Distance or Angle
CALC. Calculated Distance or Angle
OBS. Observed distance or Angle

REFERENCES

All deed references, noted on survey, are recorded in the Lorain County Recorders Office.

All surveys referenced are filed in the Lorain County Tax Map Office. Survey 49859 By James A. Cottrell Year 2019



I declare that this plat was prepared from an acutal field survey performed under my supervision in fall of 2023. Survey and plat are accurate and correct to the best of my knowledge and belief. Distances are expressed in feet and decimal parts thereof, Angles are expressed in Degrees Minutes and Seconds.

James A. Cottrell, P.S.
Registered Surveyor No. 8679
May 12, 2024

51254
APPROVED
LORAIN CO
MAP DEPT
DATE 8/20/2024
PAGE 19-02-029
19-02-030
BY BB
24-04894

Transit And Chain, LLC
24011 Quarry Road
Wellington, Ohio 44090
Phone: 614-440-0032
Email: TransitAndChain@gmail.com

This survey was prepared without the benefit of a title report and no search of the public records was made for easements or rights-of-way.