

PARCEL TRANSFER LIST:

- △ - FONDALE TO TYRAS 4018 SQ. FT.
- △ - HOWK TO TYRAS 728 SQ. FT.
- △ - TYRAS TO HOWK 379 SQ. FT.
- △ - HOWK TO FONDALE 2073 SQ. FT.

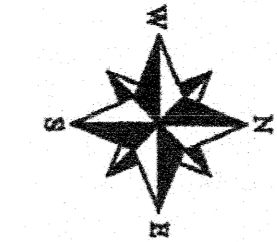
LOT SPLIT AND ASSEMBLY SURVEY

PREPARED FOR:
BRIAN S. AND ELAINE D. HOWK
 202 STATE STREET ROCHESTER, OHIO 44090
BONNIE JEAN TYRAS
 108 STATE STREET ROCHESTER, OHIO 44090
DALE FONDALE
 208 STATE STREET ROCHESTER, OHIO 44090

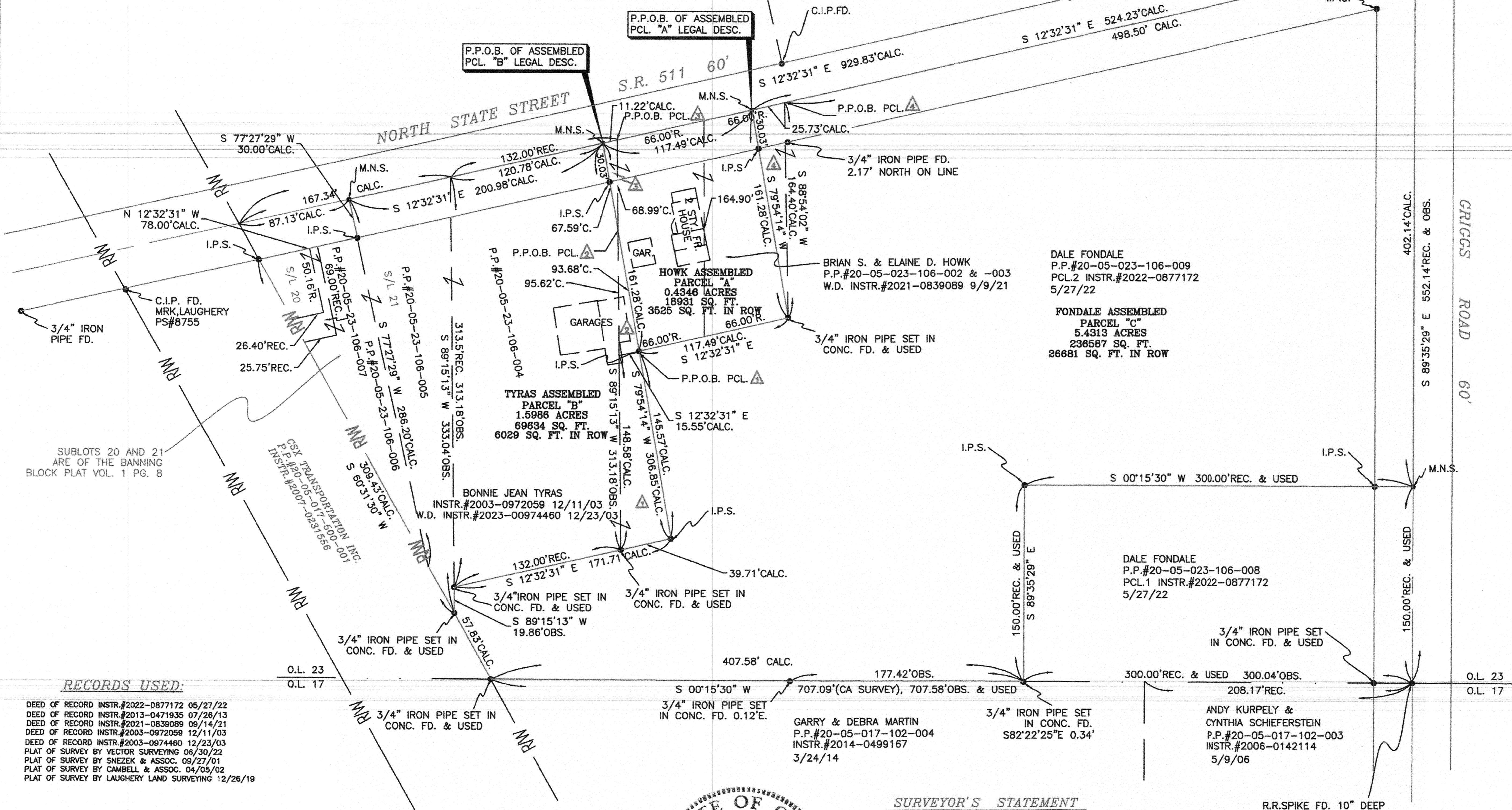
SITUATED IN THE VILLAGE OF ROCHESTER, COUNTY OF LORAIN AND STATE OF OHIO AND BEING PART OF ORIGINAL ROCHESTER TOWNSHIP LOT 23 IN TRACT 5. ALSO BEING PART OF TOWNSHIP 2 NORTH, RANGE 19 WEST OF THE CONNECTICUT WESTERN RESERVE.

P.O.C. OF ALL NEW LEGAL DESCRIPTION

P.P.O.B. OF ASSEMBLED PCL "C" LEGAL DESC.



R.R. SPIKE FD. & USED



SUBLOTS 20 AND 21 ARE OF THE BANNING BLOCK PLAT VOL. 1 PG. 8

CSX TRANSPORTATION INC.
 P.P.#20-05-017-500-001
 INSTR.#2007-02391556

BONNIE JEAN TYRAS
 INSTR.#2003-0972059 12/11/03
 W.D. INSTR.#2023-00974460 12/23/03

BRIAN S. & ELAINE D. HOWK
 P.P.#20-05-023-106-002 & -003
 W.D. INSTR.#2021-0839089 9/9/21

DALE FONDALE
 P.P.#20-05-023-106-009
 PCL.2 INSTR.#2022-0877172
 5/27/22

FONDALE ASSEMBLED PARCEL "C"
 5.4313 ACRES
 236587 SQ. FT.
 26681 SQ. FT. IN ROW

DALE FONDALE
 P.P.#20-05-023-106-008
 PCL.1 INSTR.#2022-0877172
 5/27/22

GARRY & DEBRA MARTIN
 P.P.#20-05-017-102-004
 INSTR.#2014-0499167
 3/24/14

ANDY KURPELY & CYNTHIA SCHIEFERSTEIN
 P.P.#20-05-017-102-003
 INSTR.#2006-0142114
 5/9/06

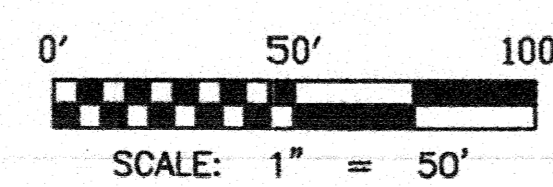
APPROVED LORAIN CO MAP DEPT
 DATE 11/6/24
 PAGE 20-05-023
 BY W/RZ
 24-04935
 51319

RECORDS USED:

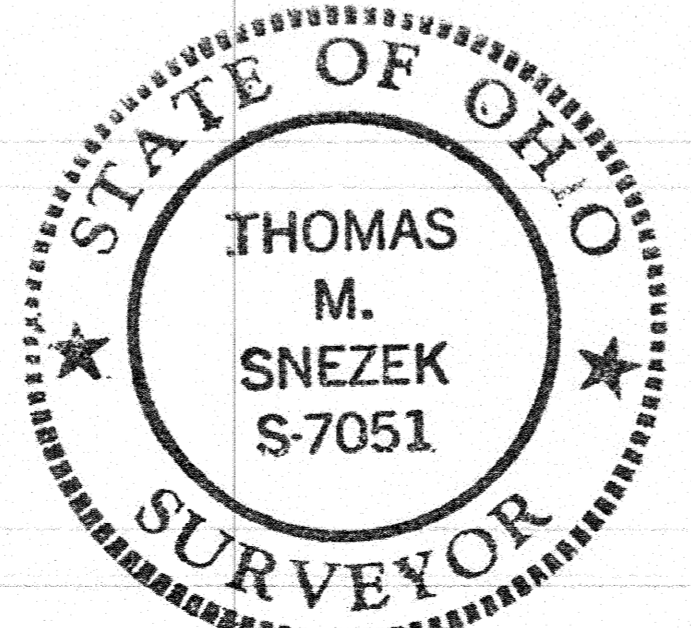
- DEED OF RECORD INSTR.#2022-0877172 05/27/22
- DEED OF RECORD INSTR.#2013-0471935 07/26/13
- DEED OF RECORD INSTR.#2021-0839089 09/14/21
- DEED OF RECORD INSTR.#2003-0972059 12/11/03
- DEED OF RECORD INSTR.#2003-0974460 12/23/03
- PLAT OF SURVEY BY VECTOR SURVEYING 06/30/22
- PLAT OF SURVEY BY SNEZEK & ASSOC. 09/27/01
- PLAT OF SURVEY BY CAMBELL & ASSOC. 04/05/02
- PLAT OF SURVEY BY LAUGHERY LAND SURVEYING 12/26/19

LEGEND:

- INDICATES AN EXISTING MONUMENT FOUND AS DESCRIBED
- INDICATES A 5/8" IRON PIN WITH IDENTIFICATION CAP MARKED "S.SNEZEK - S-7051" SET
- INDICATES A MAGNETIC NAIL SET



PROJECT #2320 DRAWN: 10/01/24



SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE ABOVE NAMED THREE PARTIES, I HAVE SURVEYED AND PLATTED THE SUBJECT LOT SPLIT, ASSEMBLY AND BOUNDARY SURVEY SHOWN HEREON. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO THE CENTERLINE OF NORTH STATE STREET, S.R. 511 ESTABLISHED BY PREVIOUS SURVEY BY SNEZEK & ASSOCIATES IN SEPTEMBER 2001. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY ABILITIES AND BELIEF.

THOMAS M. SNEZEK, P.S. 7051
 DATE 11/6/24

PREPARED BY:
SNEZEK & ASSOCIATES, L.L.C.
 PROFESSIONAL SURVEYORS 3496 COLLETTA LANE
 CLEVELAND, OHIO 44111 (216) 671-4902
 DADSURV@HOTMAIL.COM CELL (216)-385-6791

PROJECT NUMBER #2320 OCTOBER 4, 2024
 REVISED NOVEMBER 6, 2024 PER TAX MAP COMMENTS