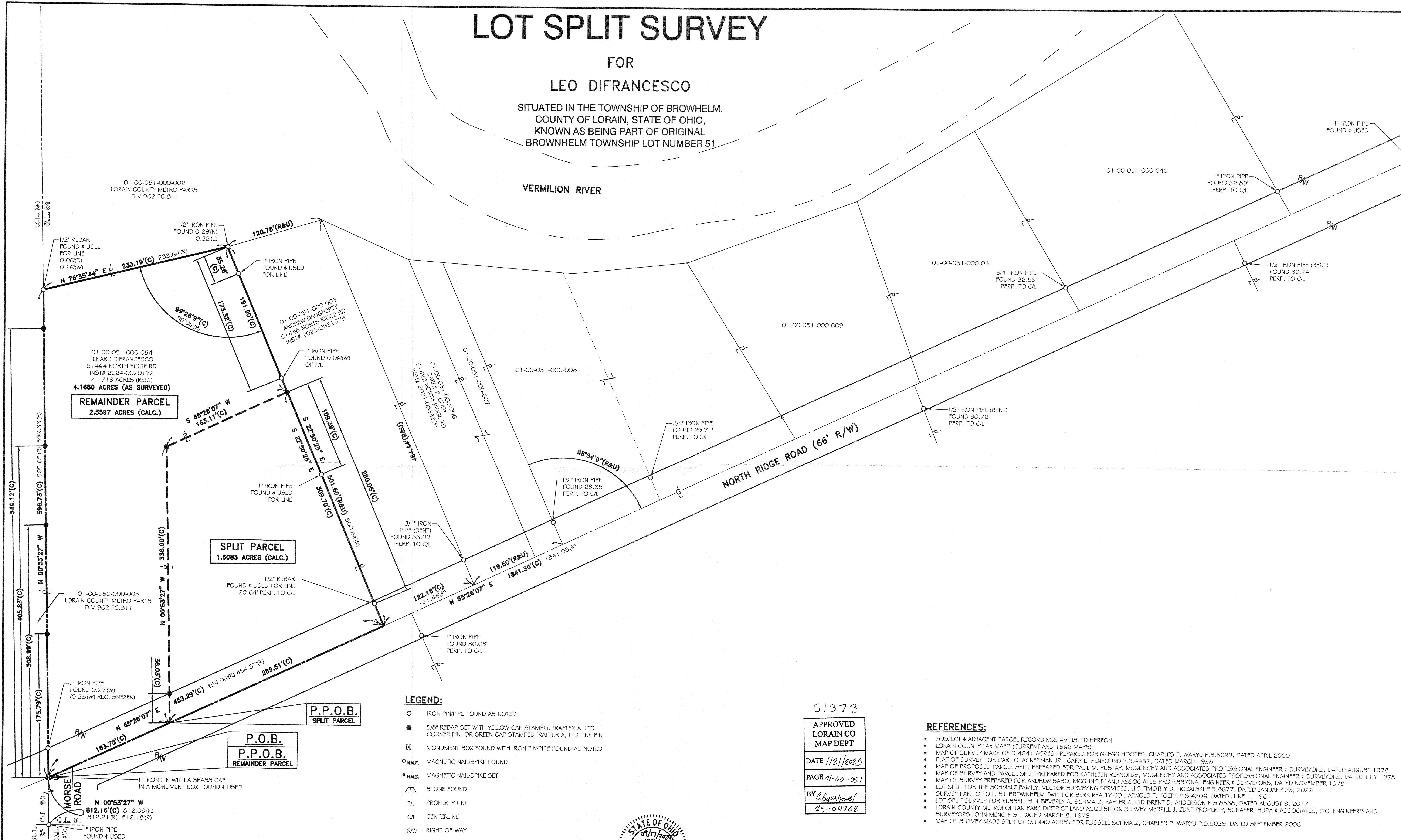


LOT SPLIT SURVEY

FOR
LEO DIFRANCESCO

SITUATED IN THE TOWNSHIP OF BROWHELM,
COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF ORIGINAL
BROWHELM TOWNSHIP LOT NUMBER 51

VERMILION RIVER



REMAINDER PARCEL
2.5597 ACRES (CALC.)

SPLIT PARCEL
1.6083 ACRES (CALC.)

P.P.O.B.
SPLIT PARCEL

P.O.B.
P.P.O.B.
REMAINDER PARCEL

LEGEND:

- IRON 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 PIPE FOUND AS NOTED
- M.N.F. MAGNETIC NAIL/SPIKE FOUND
- M.N.S. MAGNETIC NAIL/SPIKE SET
- ⚡ STONE FOUND
- P.L. PROPERTY LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY

BASIS OF BEARINGS:

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF NORTH RIDGE ROAD AND IS ASSUMED TO BE NORTH 65° 26' 07" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN AUGUST THROUGH SEPTEMBER OF 2024.

51373

APPROVED
LORAIN CO
MAP DEPT

DATE 11/21/2025

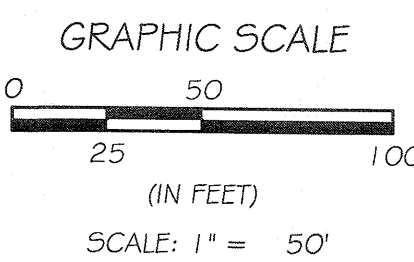
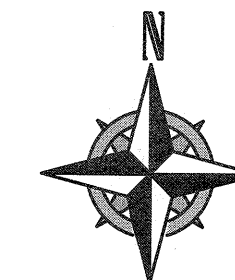
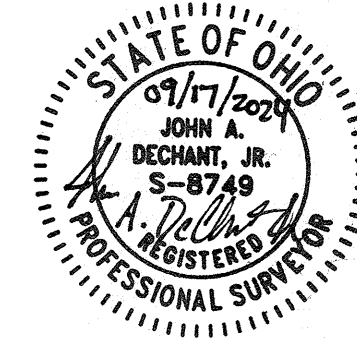
PAGE 01-00-051

BY *B. Bawhnel*

25-04962

REFERENCES:

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- MAP OF SURVEY MADE OF 0.4241 ACRES PREPARED FOR GREGG HOOPES, CHARLES P. WARYU P.S.5029, DATED APRIL 2000
- PLAT OF SURVEY FOR CARL C. ACKERMAN JR., GARY E. PENFOUND P.S.4457, DATED MARCH 1958
- MAP OF PROPOSED PARCEL SPLIT PREPARED FOR PAUL M. PUSTAY, MCGLINCHY AND ASSOCIATES PROFESSIONAL ENGINEER & SURVEYORS, DATED AUGUST 1978
- MAP OF SURVEY AND PARCEL SPLIT PREPARED FOR KATHLEEN REYNOLDS, MCGLINCHY AND ASSOCIATES PROFESSIONAL ENGINEER & SURVEYORS, DATED JULY 1978
- MAP OF SURVEY PREPARED FOR ANDREW SABO, MCGLINCHY AND ASSOCIATES PROFESSIONAL ENGINEER & SURVEYORS, DATED NOVEMBER 1978
- LOT SPLIT FOR THE SCHMALZ FAMILY, VECTOR SURVEYING SERVICES, LLC TIMOTHY D. HOZALSKI P.S.8677, DATED JANUARY 28, 2022
- SURVEY PART OF O.L. 51 BROWHELM TWP. FOR BERK REALTY CO., ARNOLD F. KOEPP P.S.4306, DATED JUNE 1, 1961
- LOT-SPLIT SURVEY FOR RUSSELL H. & BEVERLY A. SCHMALZ, RAFTER A. LTD BRENT D. ANDERSON P.S.8538, DATED AUGUST 9, 2017
- LORAIN COUNTY METROPOLITAN PARK DISTRICT LAND ACQUISITION SURVEY MERRILL J. ZUNT PROPERTY, SCHAFER, HURA & ASSOCIATES, INC. ENGINEERS AND SURVEYORS JOHN MENO P.S., DATED MARCH 8, 1973
- MAP OF SURVEY MADE SPLIT OF 0.1440 ACRES FOR RUSSELL SCHMALZ, CHARLES P. WARYU P.S.5029, DATED SEPTEMBER 2006



REV.	BY	DATE	DESCRIPTION
1	JAD	08-28-2024	PRELIMINARY ISSUE TO CLIENT
2	JAD	09-06-2024	PRELIMINARY ISSUE TO CLIENT
3	JAD	09-17-2024	ISSUE TO CLIENT

P.P.N. 01-00-051-000-054 LOT SPLIT SURVEY 51464 NORTH RIDGE ROAD, VERMILION, OHIO 44089		<p>RAFTER A, LTD LAND SURVEYING - ENGINEERING - TESTING 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074 440-707-4014 • www.raftera.com • info@raftera.com</p>
LEO DIFRANCESCO 36497 KINZEL RD AVON, OHIO 44011		
DRAWN BY: JAD JOB No: 3570-24	CHECKED BY: JSR	SHEET 1 of 1