LOT SPLIT SURVEY

Situated in the Township of Columbia, County of Lorain, State of Ohio, and known as being part of Lot 70 of said Township of Columbia

SURVEY PARCEL
LEE DANIEL & MELISSA MIZER
PPN. 12000700000521
PPN. 12000700000052
FILE NO. 20230936840
PARCEL 1
SURVEY AREA=13.3818 ACRES
(0.1386 AC. IN R/W)
PARCEL 2
SURVEY AREA=12.4050 ACRES
(0.1377 AC. IN R/W)

SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ⊡ – Monument Box Found & Described
- ○ – Iron Pin Found & Described
- ◉ – Iron Pipe Found & Described
- △ – R.R. Spike Found & Described

Fnd. (F) – Found | Rec. (R) – Record Deed
Usd. (U) – Used | R/W – Right of Way
(P) – Plat | C/L – Centerline
Surv. (S) – Record Survey | P/L – Property Line

COLUMBIA–WEST RIVER RD. – 60'
MONUMENT FND. & USED
O.L. 52
O.L. 51
S89°53'29"E 16.39'
5/8" IRON PIN (CAPPED "LEWIS LAND PROFESSIONALS") FND. & USED
JOSEPH & JOANNE LEFA GIDO D.V. 1041, P. 670 PPN. 1200080900006
CHRISTINE & ERIC PASAK PPN. 1200051000001 O.R. 700, P. 221 18748 WEST RIVER RD.
PAMELA PASAK PPN. 1200051000022 FILE NO. 20170045744 18810 WEST RIVER RD.
MYRON L. LAUFMAN PPN. 1200051000003 D.V. 1010, P. 9 18810 WEST RIVER RD.
THERESA E. TIPUL PPN. 1200051000069 FILE NO. 20170645748 19060 WEST RIVER RD.
THERESA E. TIPUL PPN. 1200051000014 FILE NO. 20170645750 WEST RIVER RD.
THERESA E. TIPUL PPN. 1200051000015 FILE NO. 20170645746 WEST RIVER RD.
3/4" IRON PIPE FND. & USED
149.94' (R&U)
160.07' (160.33' R)
TRUE PLACE OF BEGINNING PARCEL "B"
5/8" IRON PIN (CAPPED "CARLSON") FND. & USED
DANIELLE RAE & DANIEL RALPH PESTA PPN. 12000700000006 FILE NO. 202208859777 CROCKER RD.
122.59' (120.00' R)
120.00' (R&U)
240.00' (R&U)
307.03' (R&U)
204.68' (204.37' R)
197.03' (196.63' R)
240.67'
198.50'
182.38'
346.72'
190.65'
158.62'
191.26'
S1°36'26"W 482.59'
S1°36'26"W 708.74'
S0°53'20"W 621.55' (622.28 S. #44084)
S1°50'06"W 887.25' (887.87 S. #44084)
1" IRON PIPE FND. ON P/L
1" IRON PIPE FND. & USED
3/4" IRON PIPE FND. 0.69' W.
3/4" IRON PIPE FND. 0.22' W., 4.34' S. (S4°27'50"W, 4.45')
3/4" IRON PIPE FND. 1.16' W.
N88°23'34"W 40.00'
40'
S1°36'26"W 708.74'
S0°53'21"W 515.00'
LOT SPLIT PARCEL AREA=8.3728 ACRES
PARCEL "B" AREA=5.0090 ACRES (0.1386 AC. IN R/W)
S20°11'22"W 302.00'
S43°15'29"W 112.00'
16'
80'
631.20'
EX. BARN
1" IRON PIPE FND. ON R/W, 0.30' W.
229.31' (R&U)
TRUE PLACE OF BEGINNING LOT SPLIT
5/8" IRON PIN (CAPPED "LEWIS LAND PROFESSIONALS") FND. & USED
PARCEL "A"* AREA=20.7778 ACRES (0.1377 AC. IN R/W)
2070.39'
S0°54'54"W 2701.59'
*PARCEL "A" IS TO BE USED EXCLUSIVELY FOR AGRICULTURAL PURPOSES AND IS NOT TO BE CONSIDERED A BUILDABLE LOT UNTIL APPROVAL IS RECEIVED FROM THE LORAIN COUNTY HEALTH DEPARTMENT
429.27'
3/4" IRON PIPE FND. 3.40' S.
199.96' (R&U)
S89°53'29"E
5/8" IRON PIN (CAPPED "LEWIS LAND PROFESSIONALS") FND. & USED
GAS WELL #21181 (RECORD LOCATION)
GAS WELL #21162
LOIS HELEN BREYCHAK PPN. 1200080900003 FILE NO. 200805150417 AKINS RD.
TRUE PLACE OF BEGINNING PARCEL "A"
GAS WELL #21163 (RECORD LOCATION)
N0°54'54"E 2703.63'
RYAN & RACHEL DeVAULT PPN. 1200070000050 FILE NO. 20240015981
5/8" IRON PIN (CAPPED "LEWIS LAND PROFESSIONALS") FND. & USED (@ 30.01')
O.L. 69
O.L. 70
5/8" IRON PIN (CAPPED "NEFF & ASSOC. 8622 METCALF") FND. 0.40' S.
N0°54'54"E 2705.68'
RYAN & RACHEL DeVAULT PPN. 1200070000049 FILE NO. 20240015983
RAYMOND ALAN JURINA & LYNN M. NAGEL PPN. 1200080900022 FILE NO. 202208897067 AKINS RD.
1" IRON PIPE FND. ON P/L, 0.14' S.
N0°54'54"E 2707.72' (R&U)
RHONDA L. CARSON PPN. 1200070000048 FILE NO. 20210803118 19009 ROLLING BROOK LN.
1" IRON PIPE FND. & USED POINT OF COMMENCEMENT
5/8" IRON PIPE FND. 0.06' W. 0.16' S.
12 11 10 9 8 7 6 5 4 STUB R/W 3 2 1
ROLLING BROOK SUBDIVISION PLAT VOL. 73, P. 35–36
3/4" IRON PIPE FND. @ 29.00', 0.25' W. OF P/L
5/8" IRON PIN (CAPPED "T. SIMON 7775") FND. ON P/L @ 30.94'
179°45'40" (MED. CO. SURV. 42/182 & USED)
5/8" IRON PIN FND. & USED
C.H. 23 CATHOLIC CHURCH RD. -60
5/8" IRON PIN W/ DISK IN MON BOX FND. & USED
N48°23'48"W 7.61'
STATION RD. – 60'

914.91' (C&U)
R.R. SPIKE FND. & USED
1" IRON PIPE (PINCHED TOP) FND. & USED
150.00'(R&U)
LORAIN CO.
MEDINA CO.
5/8" IRON PIN (CAPPED "ROLLING & HOCEVAR") FND. & USED
5/8" IRON PIN (ILLEGIBLE CAP) FND. & USED
1" IRON PIPE FND. & USED
S89°31'22"W 1664.91' (R&U)
200.00' (R&U)
250.00' (R&U)
5/8" IRON PIN FND. @ 29.82'
5/8" IRON PIN FND. IN R/W, 0.20' W.
5/8" IRON PIN FND. @ 29.85'
174.26'
200.99' (R&U)
5/8" IRON PIN (CAPPED "LEWIS LAND PROFESSIONALS") FND. & USED (@ 30.01')
GAS WELL #21162
S89°31'22"W 200.00' (R&U)
5/8" IRON PIN (CAPPED "ROLLING & HOCEVAR") FND. @ 28.74'
S89°31'22"W 170.91' (R&U)
S89°31'22"W 190.56'
943.68'
S89°45'42"W
4055.68'
3112.00'

CROCKER RD. – 60'

APPROVED LORAIN CO MAP DEPT
DATE 1/27/25
PAGE 12-00-070
BY WRZ
25-04968
51382

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

Louis J. Giffels — Date: 11/25/2024
Reg. Ohio Surveyor No. PS–#7790

STATE OF OHIO — LOUIS J. GIFFELS S-7790 — REGISTERED PROFESSIONAL SURVEYOR

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

Lewis Land Professionals, Inc.
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DATE: NOVEMBER 2024
SHEET 1 OF 1
PROJ. No. 24-275 DRAWING NAME 24-275 2024 Lot Split.dwg