

APPROVED  
LORAIN CO  
MAP DEPT

DATE 4/3/25

PAGE 11-00-045

BY WR2

25-04997

51420

### ABBREVIATIONS

C CALCULATED  
FD FOUND  
INST INSTRUMENT  
NO NUMBER  
O.L. ORIGINAL LOT  
PG PAGE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
R RECORD  
S SURVEYED  
VOL VOLUME

### LEGEND

MONUMENT BOX FOUND  
IRON PIN/PIPE FOUND  
5/8" CAPPED REBAR SET LABELED  
"KS ASSOCIATES INC PROP MARKER"

CENTER LINE  
PROPERTY LINE  
RIGHT OF WAY

WETLAND DELINEATION BY  
FLICKINGER GEOSERVICES GROUP  
DATED 10/14/20

### REFERENCES

R1=PLAT OF SURVEY BY JOHN POZYWAK DATED DECEMBER 1994 (#25270)  
R2=PLAT OF SURVEY BY THOMAS SIMON & ASSOCIATES, INC. DATED MARCH 2000 (#25262)  
R3=PLAT OF SURVEY BY LANDTECH DATED JUNE 2016 (#48906)  
R4=PLAT OF SURVEY BY ROLLING & HOCEVAR, INC. DATED NOVEMBER 2019 (#49873)  
R5=TIMBER CREEK SUBDIVISION NO. 2 PLAT VOLUME 109 PAGE 42  
R6=PLAT OF SURVEY BY KS ASSOCIATES DATED SEPTEMBER 2021 (#51152)

### SURVEYOR'S NOTES

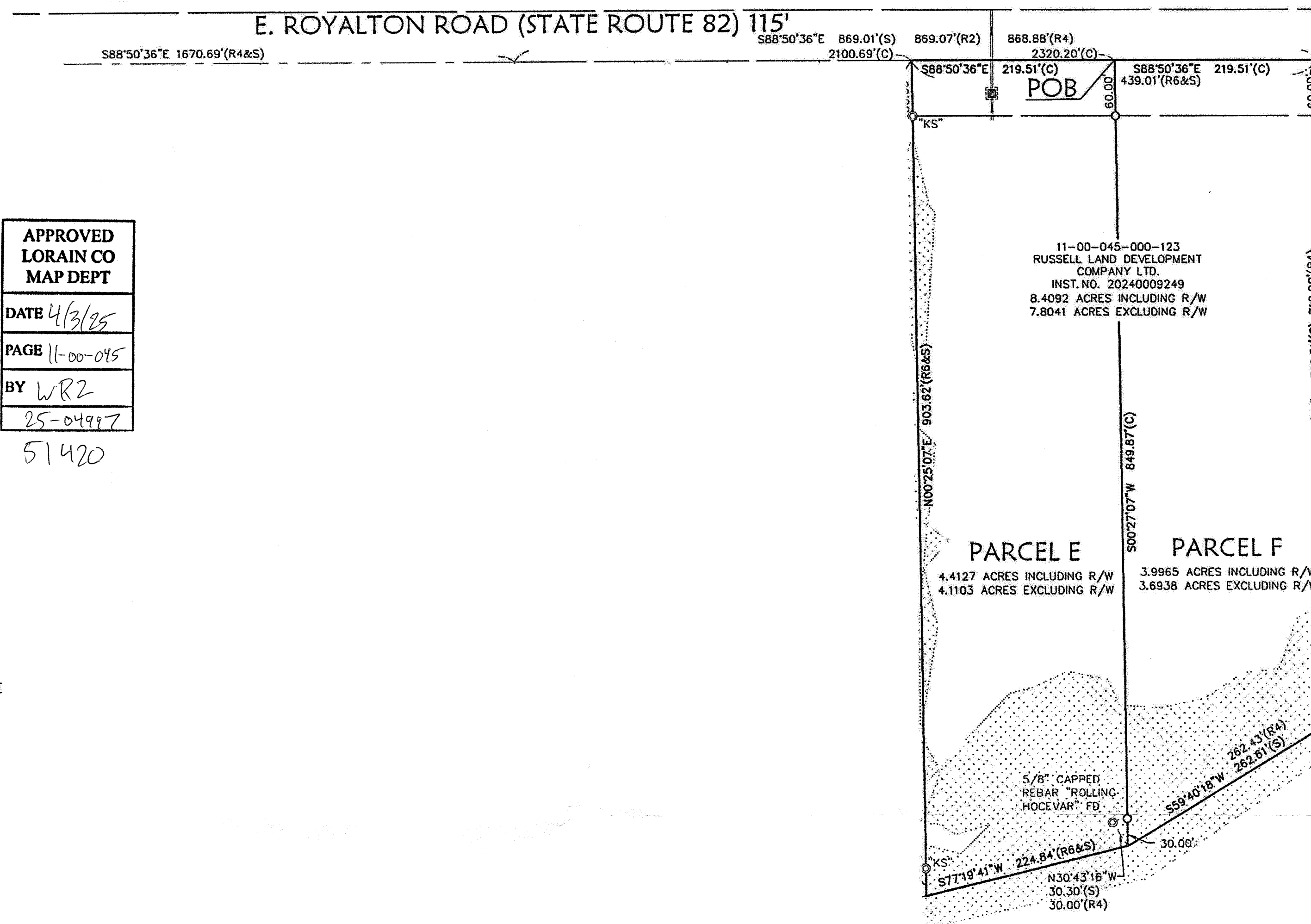
- BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
- PERTINENT RECORDS USED ARE AS SHOWN HEREON.
- THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE NOT INTENDED TO REFLECT ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON.

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT; THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION; THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (MINIMUM STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE; THAT IT IS A SURVEY OF THE LANDS CONVEYED TO RUSSELL LAND DEVELOPMENT COMPANY, LTD. AS RECORDED IN INSTRUMENT NO. 20240009249 OF THE LORAIN COUNTY RECORDS.

TREVOR A. BIXLER, P.S. DATE  
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730

DATES OF SURVEY: FEBRUARY 22-MARCH 1, 2021



BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE	
DRAWN BY	
CHECK BY	
DWG. NAME	
DATE	
FILE	
KS Associates, Inc.	
260 Burns Road, Suite 100	
Elyria, OH 44035	
P 440 365 4730	
F 440 365 4790	
www.ksassociates.com	
KS ASSOCIATES	
LOT SPLIT PLAT	
PART OF ORIGINAL EATON TOWNSHIP LOT NO. 45	
TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO	
SHEET 1 OF 1	
JOB NO. 21025-24	