



LEGEND

- MONUMENT BOX W/IRON PIN FOUND
- IRON PIPE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

LINE	BEARING	DISTANCE
L-1	N 89°59'10" W	174.00'
L-2	N 01°56'03" E	140.75'
L-3	N 89°42'20" E	171.42'
L-4	S 00°52'38" W	141.61'

STEPHANIE DELORA O'NEIL &
KEVIN PATRICK O'NEIL
INST. NO. 2023-0921100
PPN. 1400160000011

9.4546 AC.
STEPHAN C. DOTSON
INSTR. NO. 2023-0920426
PPN. 14-00-160-000-010

0.5595 AC.
(24373.23 Sq. Ft.)
PITTSFIELD TOWNSHIP TRUSTEES
JACKSON FAMILY CEMETERY
VOL. 4, PG. 225
PPN. 14-00-160-000-012

Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are based on an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By: Nathaniel B. Ramsey, P.S. #8396 11/21/2024
For Ramsey Surveying Date



PROPERTY LINE AGREEMENT

THIS AGREEMENT MADE November 23, 2024 IS BETWEEN STEPHAN C. DOTSON, OWNER OF PROPERTY KNOWN AS 43558 WEBSTER ROAD (INSTRUMENT NUMBER 2023-0920426) AND THE PITTSFIELD TOWNSHIP TRUSTEES, FOR JACKSON FAMILY CEMETERY THE PROPERTY KNOWN AS AUDITOR PARCEL 1400160000012 (VOL. 4, PG. 225) IN THE SOUTHEAST PART OF ORIGINAL PITTSFIELD TOWNSHIP LOT 160, PITTSFIELD TOWNSHIP, LORAIN COUNTY, OHIO, WHO ARE ADJOINING LAND OWNERS SEPARATED BY A COMMON BOUNDARY LINE.

IN CONSIDERATION OF THE PERMANENT RESOLUTION OF THEIR MUTUAL BOUNDARY, THE PARTIES BEING UNCERTAIN OF THE LOCATION OF THEIR COMMON BOUNDARY LINE AND DESIROUS OF ESTABLISHING THE LINE CONCLUSIVELY, DO AGREE AND FIX THE COMMON BOUNDARY LINE BETWEEN THEIR RESPECTIVE PROPERTIES AS FOLLOWS:

COMMENCING AT A MONUMENT BOX WITH IRON PIN FOUND AND ACCEPTED AS MARKING THE SOUTHEAST CORNER OF SAID ORIGINAL TOWNSHIP LOT 160, ALSO BEING IN THE CENTERLINE OF WEBSTER ROAD-(60' R/W);

THENCE, NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 174.00 FEET ALONG THE SOUTH LINE OF SAID LOT AND SAID CENTERLINE TO A MAGNAIL SPIKE SET, BEING THE SOUTHWESTERLY TERMINUS OF THE LINE HEREIN ESTABLISHED;

THENCE, THE FOLLOWING TWO COURSES:

1. NORTH 01 DEGREE 56 MINUTES 03 SECONDS EAST, 140.75 FEET TO AN IRON PIN SET;
2. NORTH 89 DEGREES 42 MINUTES 20 SECONDS EAST, 171.42 FEET TO AN IRON PIN SET ON THE EAST LINE OF SAID ORIGINAL TOWNSHIP LOT 160, ALSO BEING THE NORTHEASTERLY TERMINUS OF THE AGREED UPON LINE;

OWNER: STEPHAN C. DOTSON

SIGNED Stephan C Dotson TITLE

ACKNOWLEDGEMENT

STATE OF OHIO)SS
COUNTY OF LORAIN

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED STEPHAN C. DOTSON, THE ABOVE NAMED, WHO ACKNOWLEDGE THAT THE SIGNING OF THE FOREGOING INSTRUMENT WAS THEIR FREE ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THIS 23rd DAY OF November, 2024.

William C. Norton
NOTARY PUBLIC MY COMMISSION EXPIRES

William C. Norton
NOTARY PUBLIC
State of Ohio
My Commission Expires 6/3/2025

OWNER(S): PITTSFIELD TOWNSHIP TRUSTEES

SIGNED Mark McConnell TITLE Trustee
SIGNED Mark Oedrich TITLE Trustee

ACKNOWLEDGEMENT

STATE OF OHIO)SS
COUNTY OF LORAIN

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE PITTSFIELD TOWNSHIP TRUSTEES, THE ABOVE NAMED, WHO ACKNOWLEDGE THAT THE SIGNING OF THE FOREGOING INSTRUMENT WAS THEIR FREE ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED.

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William C. Norton
NOTARY PUBLIC MY COMMISSION EXPIRES

William C. Norton
NOTARY PUBLIC
State of Ohio
My Commission Expires 6/3/2025

APPROVED
LORAIN CO
MAP DEPT

DATE 4/11/25

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BY A Carden

#25-05482-C

RAMSEY SURVEYING
Professional Land Surveying Services

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TEL (419) 512-2596 FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

PROPERTY LINE AGREEMENT BETWEEN
DOTSON & PITTSFIELD TWP. TRUSTEES

PART OF ORIGINAL TOWNSHIP LOT 160,
PITTSFIELD TOWNSHIP,
LORAIN COUNTY, OHIO

DWG NO: SM-5954 JOB NO: SM-5954 SHEET 1 OF 1