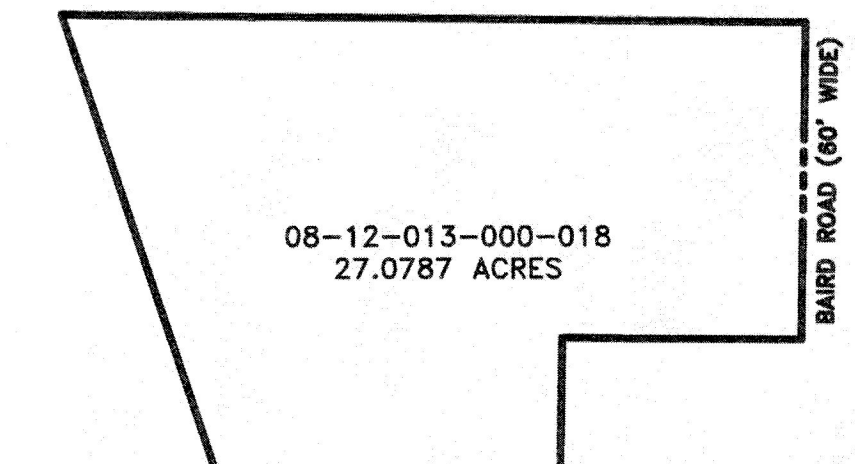


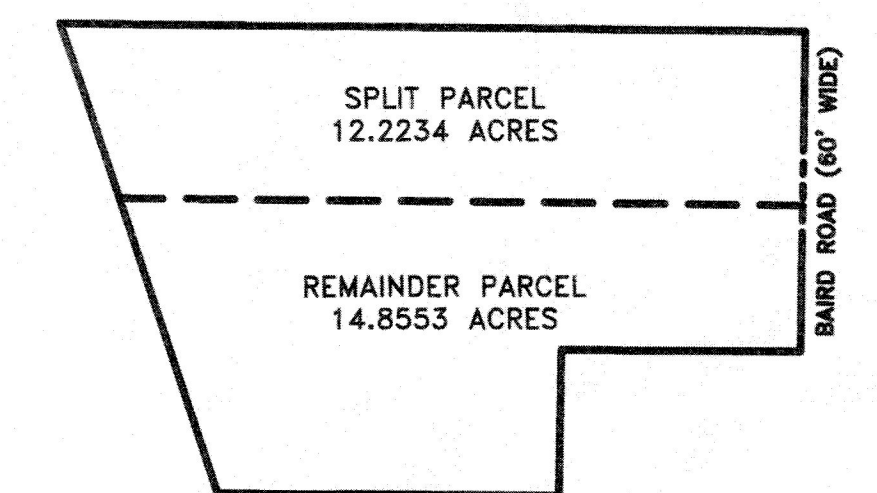
LOT SPLIT SURVEY

FOR

STEPHEN & ELIZABETH BUDWEG
SITUATED IN THE TOWNSHIP OF HENRIETTA, COUNTY OF LORAIN,
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL
HENRIETTA TOWNSHIP LOT NUMBER 13, TRACT NUMBER 12.



PRE-SPLIT PARCEL SUMMARY



POST-SPLIT PARCEL SUMMARY

SURVEY NOTE:

- 2017 AERIAL INFORMATION WAS UTILIZED FOR SKETCHING OF TOPOGRAPHIC INFORMATION (TREE LINES, RIVER, RESIDENTIAL & AGRICULTURAL AREAS). THESE ITEMS ARE SHOWN FOR REFERENCE ONLY.
- DEED CALLS FOR THE SPLIT PARCEL FROM THE MAIN PARCEL IN (1959) CALL OUT SPECIFIC DISTANCES AS SHOWN. HOWEVER THERE APPEARS TO BE AN ERROR IN MEASUREMENT ALONG THE ORIGINAL LOT LINE. THE DISTANCE OF 735.02 FEET AS CALLED FOR IN THE DEED APPEARS TO HAVE BEEN CORRECTED AT SOME POINT WITH AN ANNOTATION ON THE 1962 TAX MAPS AS INDICATED HEREON. REFERENCES ALSO EXIST TO THE WEST LINE OF THE RIVER IN THIS DEED. HOWEVER WITH THE DISTANCES LISTED AND NO REFERENCE TO WHICH WEST LINE POINT TO UTILIZE (WEST BANK, WEST WATERS EDGE ETC), IT HAS BEEN DETERMINED THAT THE SPLIT LINE IS A STRAIGHT LINE FROM THE NORTHERLY POINT OF 500 FEET TO THE SOUTHERLY POINT OF 850 FEET. BY DOING THIS THE SPLIT PARCEL (NOW OWNED BY BORN) HAS A CALCULATED ACREAGE OF 14.9326 ACRES WHICH IS GREATER THAN THE ORIGINAL DEED CALL OF 11.4 ACRES.

REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT & 1962 MAPS)
- PLAT OF SURVEY FOR TIMOTHY K. & ANN L. BUCHS PREPARED BY SNEZEK & ASSOCIATES INC. IN MAY OF 2016.
- PLAT OF SURVEY FOR WILLIAM J. BORN, TRUSTEES PREPARED BY THOMAS SIMON & ASSOCIATES INC. IN JANUARY OF 2009.
- PLAT OF SURVEY FOR LARRY D. SHINN BY KLEINODER-SCHMIDT IN MARCH OF 1976.
- PLAT OF SURVEY FOR CHARLES W. MOOG & OBERLIN COUNTRY DAY CAMP, INC. BY BRAMHALL ENGINEERING & SURVEYING CO., INC. IN NOVEMBER OF 2013.
- PLAT OF SURVEY FOR JANICE L. SCAKACS BY BAHAROGU & ASSOCIATES, INC. IN AUGUST OF 2003.
- PLAT OF SURVEY FOR SWANZER AGENCY BY MICHAEL G. HURA IN JULY OF 1990.
- PLAT OF SURVEY FOR HUGH R. BROWN PREPARED BY MCGILCHY & ASSOCIATES IN JULY OF 1975 & SEPTEMBER OF 1975.
- PLAT OF SURVEY FOR VIRGINIA BUCHS PREPARED BY SNEZEK & ASSOCIATES INC. IN JUNE OF 2005.
- PLAT OF SURVEY FOR DAWN M. CORNWELL PREPARED BY SNEZEK & ASSOCIATES INC. IN FEBRUARY OF 2014.
- PLAT OF SURVEY FOR KATHLEEN ROBINSON PREPARED BY MCGANNON SURVEYING, LLC IN JUNE 2014.
- PLAT OF SURVEY FOR CHRIS HOZALSKI PREPARED BY VECTOR SURVEYING SERVICES, LLC IN DECEMBER OF 2015.
- PLAT OF SURVEY FOR LARRY BUDWEG PREPARED BY RAFTER A, LTD. IN DECEMBER OF 2017.

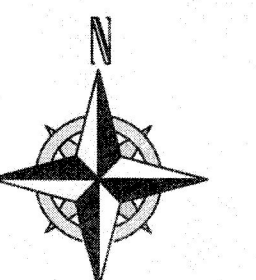
LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 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 PIN/PIPE FOUND AS NOTED
- REBAR FOUND WITH CAP STAMPED "Rafter A Ltd CORNER PIN" FROM PREVIOUS SURVEY

BASIS OF BEARINGS

BASIS OF BEARING IS A PORTION OF THE CENTERLINE OF BAIRD ROAD WHICH IS ASSUMED TO BE NORTH 00°51'03" EAST. BEARINGS ARE ASSUMED AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD. AS SURVEYED IN NOVEMBER & DECEMBER OF 2017 AND IN APRIL OF 2025.

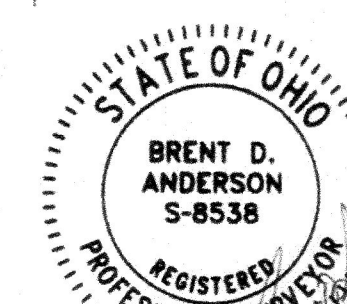


GRAPHIC SCALE

0 100 200

(IN FEET)

SCALE: 1" = 100'



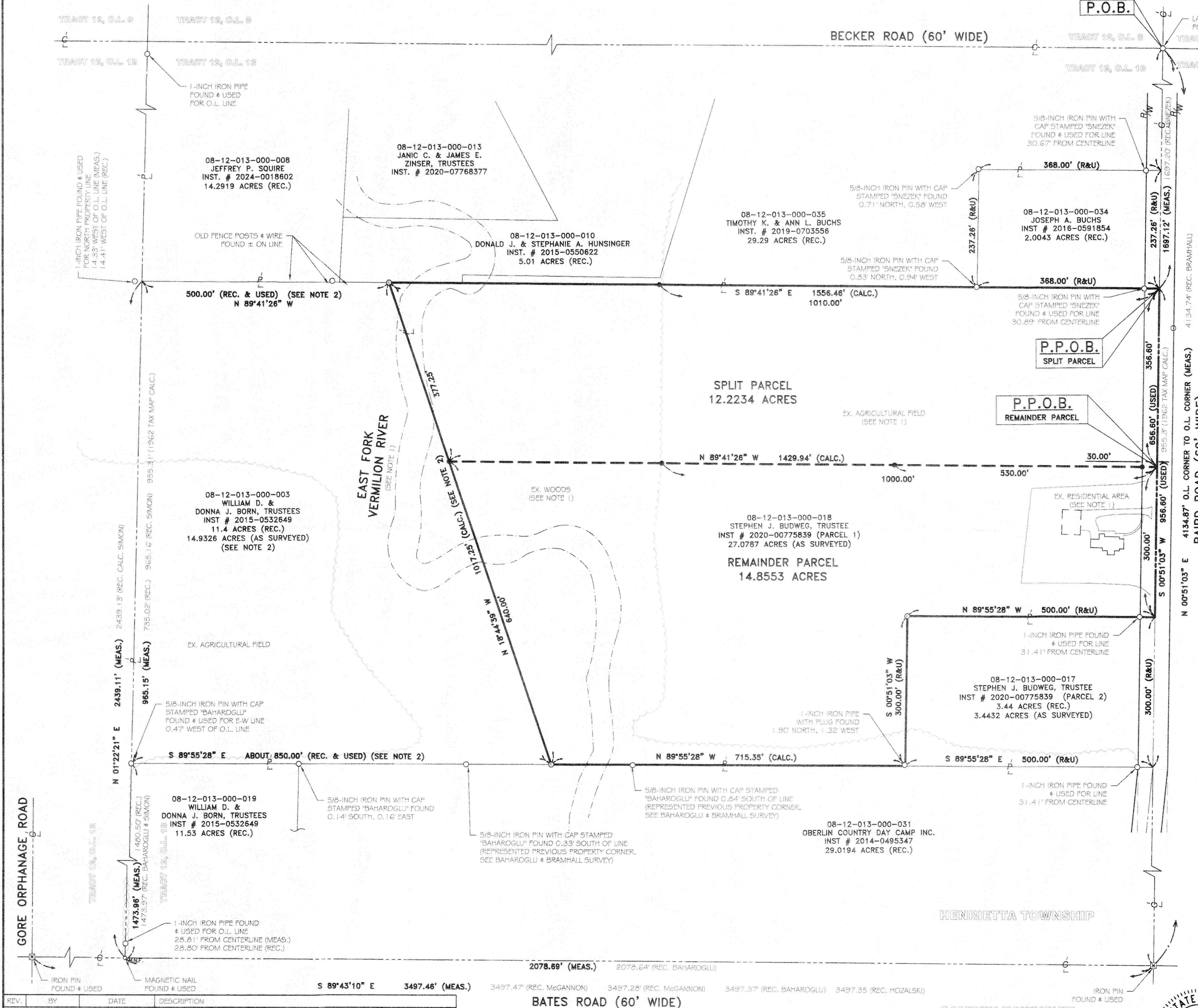
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STEPHEN & ELIZABETH BUDWEG
533 HAZEL STREET
AMHERST, OHIO 44001

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42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
440-707-4014 • www.raftera.com • info@raftera.com

DRAWN BY: BDA CHECKED BY: JAD
JOB No: 1948A-17 SHEET 1 of 1



REV.	BY	DATE	DESCRIPTION
1	BDA	04-01-2025	ISSUE TO CLIENT FOR REVIEW
2	BDA	04-24-2025	ISSUE TO CLIENT