

Lot Split Survey

Made At Instance Of Double Z Farm Ltd.
Situated in Township 3 North, Range 19 West
of the Connecticut Western Reserve
Brighton Township, Lorain County, Ohio
Original Lot 24, Tract 6

P.P. No. 17-06-023-000-009
BEE GEE FARMS LLC
Instrument #2010-0353658
Recorded 11/12/2010
Record 100 Acres
Auditor's Area 86.6223 Acres

51581

APPROVED
LORAIN CO
MAP DEPT

DATE 10/24/25

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BY ACarden

#25-05083

TRACT 6
LOT 23

TRACT 6
LOT 24

TRACT 6
LOT 23

TRACT 6
LOT 24

TRACT 6
LOT 27

TRACT 6
LOT 26

Parent Parcel
P.P. No. 17-06-024-000-001
Double Z Farm LTD.
Instrument #2020-0763228
June 4, 2020
Record 22.9786 Acres
Split Parcel 2.082 Acres
Calc. Remainder of 20.8966 Acres

N 0°57'18" E
199.87'

Area of Split Parcel
2.082 Acres

457.34'
450.00'
N 89°02'42" W

200.00'

130.00'

LEGEND

- ⊙ Approx. 8" X 7" Rectangular Sandstone with 5/8" Drill Hole Found & Used, about 9" Tall and Inscribed "PO" on Westerly Side and "12" on Southerly Side
 - 3/4" Iron Pipe Found as Noted
 - Iron Pin Found As Noted
 - △ Mag Spike Set
 - ⊙ Iron Pin Set 5/8" X 30" Rebar with Yellow Plastic Cap "COTTRELL PS 8679"
- Rec. Record Distance or Angle
Calc. Calculated Distance or Angle
Obs. Observed distance or Angle

BASIS OF BEARINGS

The Basis of Bearings for this Survey is S 3°03'30" W for the Centerline of Anderson Road and is a record bearing used to denote angles only, recorded in Survey 27737 of the Lorain County survey records.

I declare that this plat was prepared from an actual field survey performed under my supervision in May of 2025. Survey and plat are accurate and correct to the best of my knowledge and belief. Distances are expressed in feet and decimal parts thereof; Angles are expressed in Degrees Minutes and Seconds.

James A. Cottrell, P.S.
Registered Surveyor No. 8679
June 5, 2025

Transit And Chain, LLC

24011 Quarry Road
Wellington, Ohio 44090
Phone: 614-440-0032

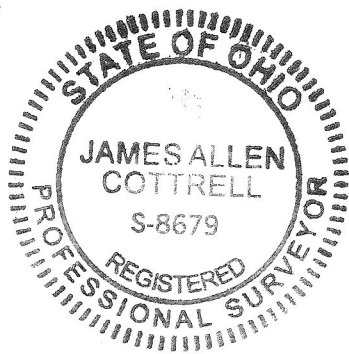
Email: TransitAndChain@gmail.com

This survey was prepared without the benefit of a title report and no search of the public records was made for easements or rights-of-way.

REFERENCES

All deed references, noted on survey, are recorded in the Lorain County Records Office.
Instrument No. 20030948246

All surveys referenced are filed in the Lorain County Tax Map Office.
Survey 27737 By Thomas A. Simon
Dated July, 2001
Survey 30571 By Thomas M. Snezek
Dated April 17, 1998
Survey 31847 By Alex Kelser
Dated April 25, 2003
Survey 27738 By Rodger G. Simon
Dated June 28, 1988
Survey 27739 By Richard K. Hudnut
Dated September & October, 1995
Survey 39047 By Charles W. Flanigan
Dated July 15, 2006



1/2" I. Pipe Fd.
Bent, Poor Condition
1.2' S. & 1.9' E.

3/4" I. Pipe Fd.
& Used 20" Deep
Fair Condition

29.95' Obs.

3/4" I. Pipe Fd.
Thin Wall Pipe
6" Tall, Fair Condition

29.94' Obs.

1/2" Rebar Fd.
Flush, Near Post
Fair Condition

5/8" Rebar Fd. &
Used, Flush, Cap
Pushed Over Pin

30.02' Rec.
& Used

5/8" Rebar Fd.
Flush W/ 2" Witness
Pipe, 6' Tall

30.43' Rec.
30.45' Obs.

TRACT 6
LOT 24

BRIGHTON TOWNSHIP
ROCHESTER TOWNSHIP

TRACT 6
LOT 16

TRACT 6
LOT 26

TRACT 6
LOT 25

ANDERSON ROAD (T-156) 60' R/W

0 100' 200'
SCALE: 1 INCH = 100 FEET