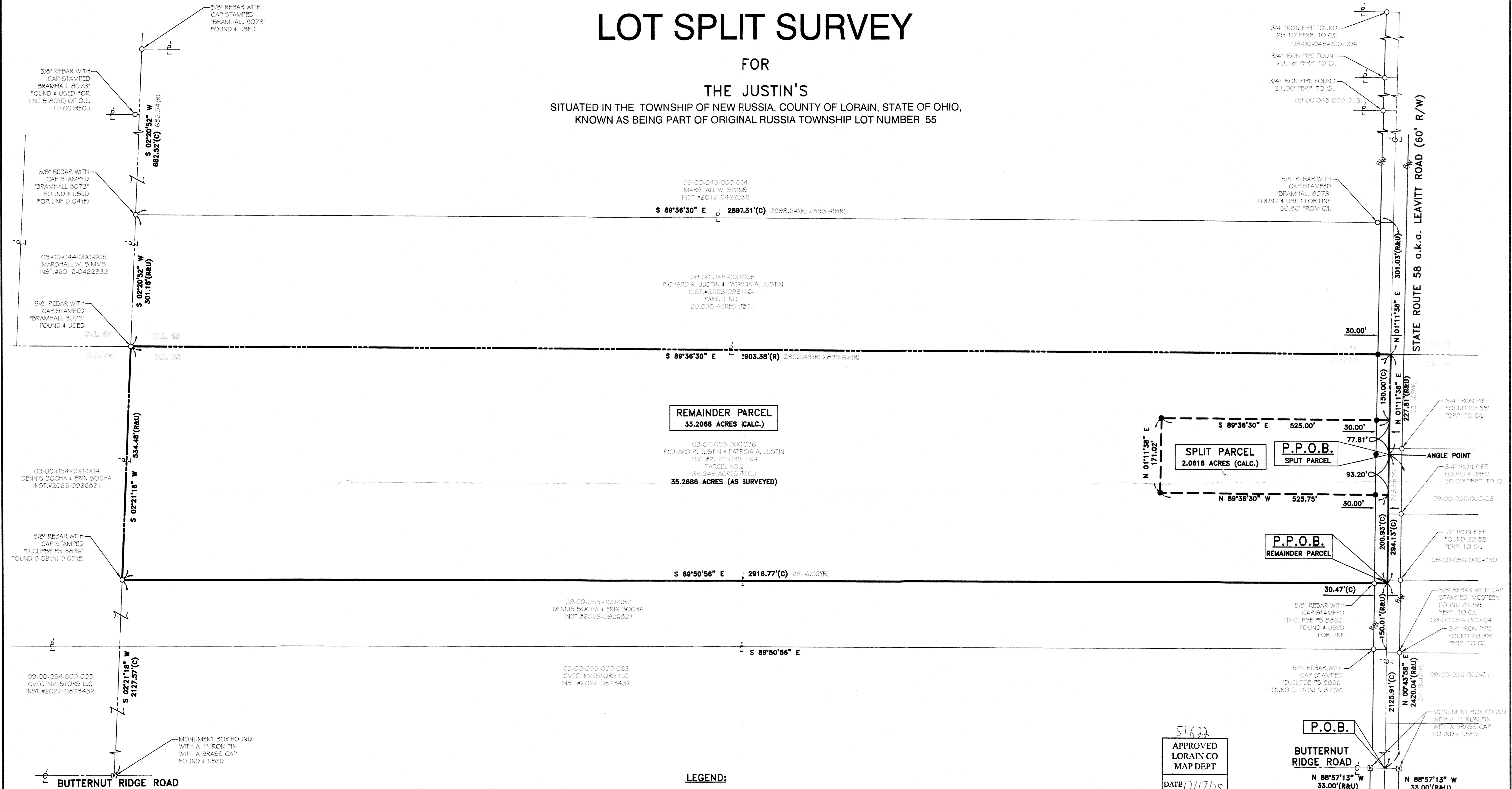


LOT SPLIT SURVEY

FOR

THE JUSTIN'S

SITUATED IN THE TOWNSHIP OF NEW RUSSIA, COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 55



REMAINDER PARCEL
33.2068 ACRES (CALC.)

09-00-055-000-036
RICHARD R. JUSTIN & PATRICIA A. JUSTIN
INST. #2023-0931164
PARCEL NO. 2
35.248 ACRES (REC.)
35.2686 ACRES (AS SURVEYED)

SPLIT PARCEL
2.0618 ACRES (CALC.)

P.P.O.B.
SPLIT PARCEL

P.P.O.B.
REMAINDER PARCEL

P.O.B.
BUTTERNUT RIDGE ROAD

LEGEND:

- IRON PIPE FOUND AS NOTED
- 5/8" 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 PIPE FOUND AS NOTED
- P/L PROPERTY LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY

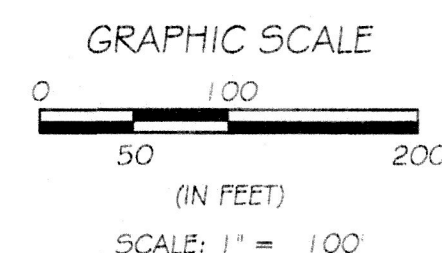
REFERENCES:

- SUBSET & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- LOT SPLIT FOR TIM ABRAHAM, VECTOR SURVEYING SERVICES, LLC TIMOTHY D. HOZALSKI P.S. 8677, DATED OCTOBER 5, 2023
- SURVEY FOR ALICE CALABRIGUE, LAUNDON SIMON-CAHILL ASSOC., DATED DECEMBER 16, 1984
- MAP OF SURVEY CONSOLIDATION & SUBDIVISION FOR THOMAS J. SOCHA, A/S SURVEYING AND LAND PLANNING INC. DANIEL CURSE P.S. 8836, DATED FEBRUARY 24, 2023
- PLAT OF BOUNDARY SURVEY FOR JON R. & JOY L. YEARD THIRD AMENDED TRUST U/A/D JULY 30, 2019, THOMAS SIMON & ASSOCIATES, INC. THOMAS A. SIMON P.S. 7775, DATED MAY 2022

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF STATE ROUTE 58 AND IS ASSUMED TO BE NORTH 00°43'58" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN AUGUST OF 2023, JANUARY & FEBRUARY OF 2024, AND MAY OF 2025.



51622
APPROVED
LORAIN CO
MAP DEPT
DATE 12/17/25
PAGE 09-00-055
BY ACarden
25-05110

REV.	BY	DATE	DESCRIPTION
1	JAD	02-20-2025	PRELIMINARY ISSUE TO CLIENT
2	JAD	05-21-2025	PRELIMINARY ISSUE TO CLIENT
3	JAD	09-16-2025	ISSUE TO CLIENT

P.P.N.: 09-00-055-000-036 LOT SPLIT SURVEY 11940 ST RT 58 OBERLIN, OH 44074 RICK JUSTIN & PAT JUSTIN 44604 BUTTERNUT RIDGE RD OBERLIN OH 44074	RAFTER A, LTD LAND SURVEYING • ENGINEERING • TESTING 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074 440-707-4014 • www.raftera.com • info@raftera.com DRAWN BY: JAD JOB No: 3316-23 CHECKED BY: JSR SHEET 1 of 1
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