

LOT SPLIT SURVEY

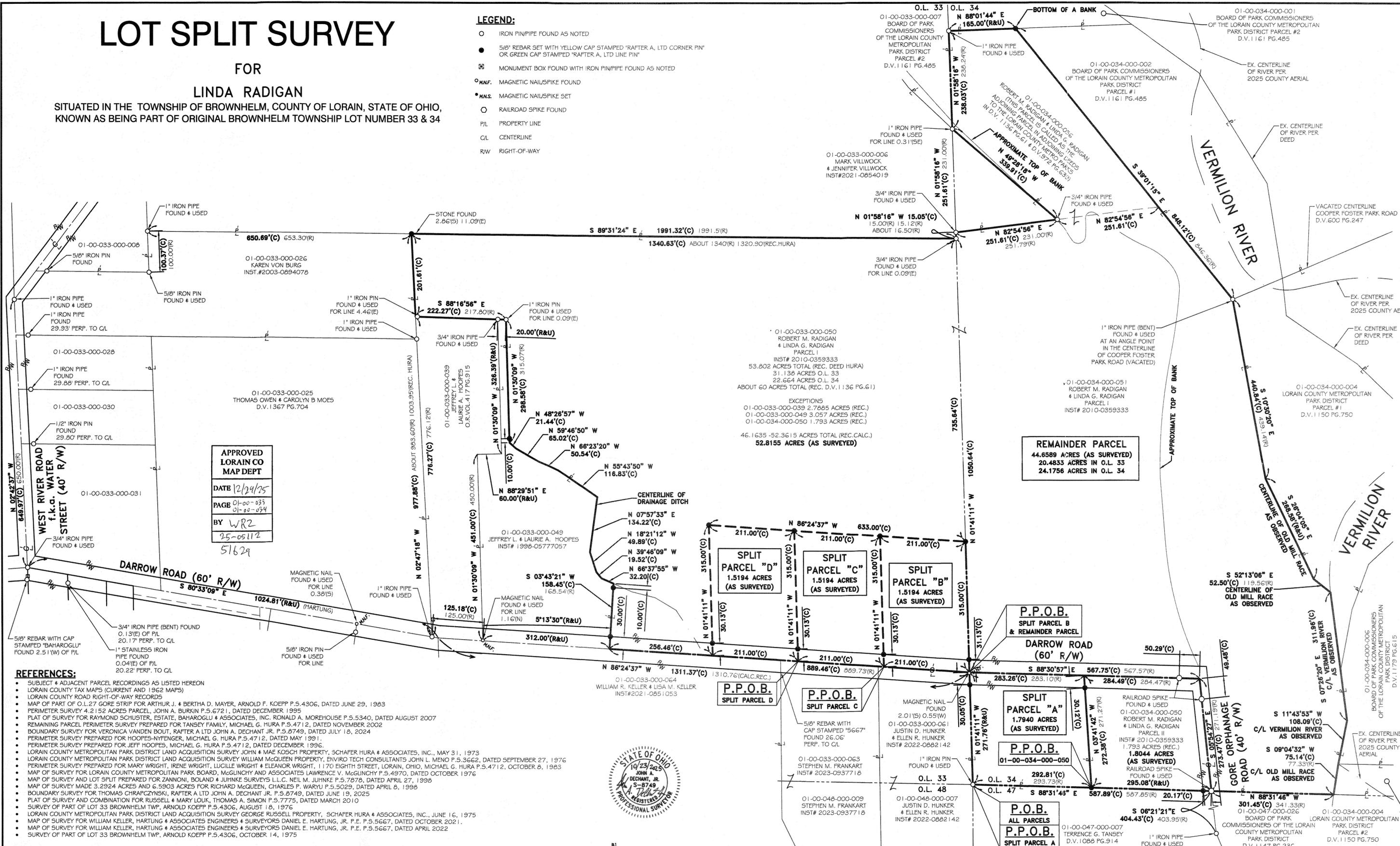
FOR

LINDA RADIGAN

SITUATED IN THE TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 33 & 34

LEGEND:

- IRON PIN/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 PIN/PIPE FOUND AS NOTED
- M.N.F. MAGNETIC NAILSPIKE FOUND
- M.N.S. MAGNETIC NAILSPIKE SET
- RAILROAD SPIKE FOUND
- P/L PROPERTY LINE
- CL CENTERLINE
- RW RIGHT-OF-WAY



APPROVED
LORAIN CO
MAP DEPT

DATE 12/24/25

PAGE 01-00-033
01-00-034

BY WR2

25-05112

51629

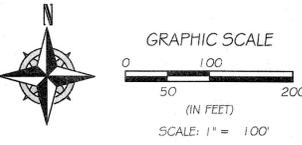
- ### REFERENCES:
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
 - LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
 - LORAIN COUNTY ROAD RIGHT-OF-WAY RECORDS
 - MAP OF PART OF O.L.27 GORE STRIP FOR ARTHUR J. & BERTHA D. MAYER, ARNOLD F. KOEPP P.5.4306, DATED JUNE 29, 1983
 - PERIMETER SURVEY 4.2152 ACRES PARCEL JOHN A. BURKIN P.5.6721, DATED DECEMBER 1995
 - PLAT OF SURVEY FOR RAYMOND SCHUSTER, ESTATE, BAHAROGU & ASSOCIATES, INC. RONALD A. MOREHOUSE P.5.5340, DATED AUGUST 2007
 - REMAINING PARCEL PERIMETER SURVEY PREPARED FOR TANSEY FAMILY, MICHAEL G. HURA P.5.4712, DATED NOVEMBER 2002
 - BOUNDARY SURVEY FOR VERONICA VANDEN BOUT, RAFTER A LTD JOHN A. DECHANT JR. P.5.8749, DATED JULY 18, 2024
 - PERIMETER SURVEY PREPARED FOR HOOPES-AYFENGER, MICHAEL G. HURA P.5.4712, DATED MAY 1991
 - PERIMETER SURVEY PREPARED FOR JEFF HOOPES, MICHAEL G. HURA P.5.4712, DATED DECEMBER 1996
 - LORAIN COUNTY METROPOLITAN PARK DISTRICT LAND ACQUISITION SURVEY JOHN & MAE KOSCH PROPERTY, SCHAFER HURA & ASSOCIATES, INC., MAY 31, 1973
 - LORAIN COUNTY METROPOLITAN PARK DISTRICT LAND ACQUISITION SURVEY WILLIAM MCGUEN PROPERTY, ENVIRO TECH CONSULTANTS JOHN L. MENO P.5.3662, DATED SEPTEMBER 27, 1976
 - PERIMETER SURVEY PREPARED FOR MARY WRIGHT, IRENE WRIGHT, LUCILLE WRIGHT & ELEANOR WRIGHT, 1170 EIGHTH STREET, LORAIN, OHIO, MICHAEL G. HURA P.5.4712, OCTOBER 8, 1983
 - MAP OF SURVEY FOR LORAIN COUNTY METROPOLITAN PARK BOARD, MCGUINCHY AND ASSOCIATES LAWRENCE V. MCGUINCHY P.5.4970, DATED OCTOBER 1976
 - MAP OF SURVEY AND LOT SPLIT PREPARED FOR ZANNONI, BOLAND & JUHNKE SURVEYS L.L.C. NEIL M. JUHNKE P.5.7878, DATED APRIL 27, 1998
 - MAP OF SURVEY MADE 3.2924 ACRES AND 6.5903 ACRES FOR RICHARD MCGUEN, CHARLES P. WARYU P.5.5029, DATED APRIL 8, 1998
 - BOUNDARY SURVEY FOR THOMAS CHRAPCZYNSKI, RAFTER A LTD JOHN A. DECHANT JR. P.5.8749, DATED JUNE 19, 2025
 - PLAT OF SURVEY AND COMBINATION FOR RUSSELL & MARY LOUK, THOMAS A. SIMON P.5.7775, DATED MARCH 2010
 - SURVEY OF PART OF LOT 33 BROWNHELM TWP, ARNOLD KOEPP P.5.4306, AUGUST 18, 1976
 - LORAIN COUNTY METROPOLITAN PARK DISTRICT LAND ACQUISITION SURVEY GEORGE RUSSELL PROPERTY, SCHAFER HURA & ASSOCIATES, INC., JUNE 16, 1975
 - MAP OF SURVEY FOR WILLIAM KELLER, HARTUNG & ASSOCIATES ENGINEERS & SURVEYORS DANIEL E. HARTUNG, JR. P.E. P.5.5667, DATED OCTOBER 2021.
 - MAP OF SURVEY FOR WILLIAM KELLER, HARTUNG & ASSOCIATES ENGINEERS & SURVEYORS DANIEL E. HARTUNG, JR. P.E. P.5.5667, DATED APRIL 2022
 - SURVEY OF PART OF LOT 33 BROWNHELM TWP, ARNOLD KOEPP P.5.4306, OCTOBER 14, 1975

REV.	BY	DATE	DESCRIPTION
1	JAD	10-01-2025	PRELIMINARY ISSUE TO CLIENT
2	JAD	10-23-2025	ISSUE TO CLIENT

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF DARROW ROAD AND IS ASSUMED TO BE SOUTH 80° 33' 09" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN JUNE, SEPTEMBER, AND OCTOBER OF 2025.



SPLIT PARCEL "D"
1.5194 ACRES (AS SURVEYED)

SPLIT PARCEL "C"
1.5194 ACRES (AS SURVEYED)

SPLIT PARCEL "B"
1.5194 ACRES (AS SURVEYED)

P.P.O.B. SPLIT PARCEL D

P.P.O.B. SPLIT PARCEL C

P.P.O.B. SPLIT PARCEL B

SPLIT PARCEL "A"
1.7940 ACRES (AS SURVEYED)

P.P.O.B. 01-00-034-000-050
1.8044 ACRES (AS SURVEYED)

P.P.O.B. ALL PARCELS SPLIT PARCEL A

P.P.O.B. SPLIT PARCEL A

P.P.O.B. SPLIT PARCEL B & REMAINDER PARCEL

P.P.O.B. SPLIT PARCEL A

P.P.O.B. SPLIT PARCEL B

P.P.O.B. SPLIT PARCEL C

P.P.O.B. SPLIT PARCEL D

REMAINDER PARCEL
44.6589 ACRES (AS SURVEYED)
20.4833 ACRES IN O.L. 33
24.1756 ACRES IN O.L. 34

P.P.N. 01-00-033-000-050 & 01-00-034-000-051
LOT SPLIT SURVEY
52126 DARROW ROAD, VERMILION, OHIO 44089

LINDA RADIGAN
52126 DARROW ROAD
VERMILION, OHIO 44089

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 CHECKED BY: JSR

JOB No: 3875-25 SHEET 1 of 1