

**SURVEYOR'S NOTES:**  
 -NO IMPLICATION AS TO FLOOD RISK HAS BEEN MADE.  
 -NO CEMETERY OBSERVED WITHIN SUBJECT BOUNDARY.  
 -HOLES DUG IN ROADWAY PAVEMENT WERE BLACKTOP PATCHED.  
 -GROUND DISTANCES ARE EXPRESSED IN U.S. SURVEY FT.  
 -DISTANCES ARE MEASURED UNLESS OTHERWISE STATED.  
 -BEARINGS ARE SOLELY FOR ANGULAR DETERMINATION.  
 -MONUMENT PIPES ARE REPORTED AS INSIDE DIAMETER.  
 -APPARENT EVIDENCE OF POSSESSION CONFLICTS ALONG SUBJECT BOUNDARY LINES, HAVE BEEN SHOWN.  
 -FIELDWORK COMPLETED 12-23-2025  
 -LORAIN COUNTY REFERENCES: SURVEYS: #30679, #30685, #30684, #48469, #30680, #48970, DEEDS: 2021-0852368, 2021-0831566, 2013-0484395, 2008-0265707, 2021-0833743 D.V. 124, PG. 50, D.V. 176, PG. 494, D.V. 976, PG. 957, D.V. 964, PG. 387, D.V. 461, PG. 399, D.V. 266, PG. 194, D.V. 120, PG. 157, D.V. 384, PG. 500, HISTORIC TAX MAPS 1962 & 1978, AND SOURCES AS FOUND ON FACE OF SURVEY HEREIN.  
 -ASHLAND COUNTY REFERENCES: SURVEYS: 089bx.PDF, 1b4ex.PDF, 2013\_0100.PDF, 2023\_0144.PDF, 2013\_0102.PDF, 027e9X.PDF, 033ddX.PDF, DEEDS: O.R. 290, PG. 352, D.V. 60, PG. 335, HISTORIC TAX MAPS 1900, 1936 & 1977, AND SOURCES AS FOUND ON FACE OF SURVEY HEREIN.  
 -SURVEY CONDUCTED FOR: RYAN SEXTON

**SURVEYOR'S REPORT: BOUNDARY ANALYSIS AND DISCLOSURE OF FINDINGS**

THE LAND ENCOMPASSED WITHIN THE HATCHED AREA ON THE ACCOMPANYING SURVEY MAP RESULTS FROM RETRACING PRIOR SURVEY OF JAMES H. SCHMIDT (SURVEY #30685). THIS SURVEY INTRODUCED A BEND IN THE ROADWAY CENTERLINE AND CALLED FOR A DISTANCE OF 178.75 FEET TO INTERSECT THE COUNTY LINE AT THE SOUTHEASTLY CORNER OF ORIGINAL LOT 9.

ANALYSIS OF BACK-SOURCED DEEDS  
 A BACK-SOURCED DEED (DEED VOLUME 964, PAGE 387, PARCEL NO. 2) DESCRIBES ALL OF O.L. 9, WITH THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF O.L. 9. THIS DESCRIPTION CONTAINS NO MENTION OR REFERENCE TO BEGINNING IN THE ROAD. THE CLOSING CALL IN THIS DEED STATES: "SOUTHERLY ALONG THE EASTERLY LINE OF O.L. 9, BEING ALSO THE CENTER LINE OF HAWLEY ROAD, TO THE PLACE OF BEGINNING." SUBSEQUENT SURVEYS AFTER SAID JAMES H. SCHMIDT SURVEY #30685 CONSISTENTLY REPORTED THE BEND IN THE ROADWAY AND THE 178.75 FOOT DISTANCE ALONG THE ROADWAY CENTERLINE.

THE SUBJECT SURVEY DEED (INSTRUMENT NO. 2025-0047611) STATES: "THENCE SOUTHERLY ALONG SAID CENTERLINE OF HAWLEY ROAD TO THE SOUTHWESTERLY CORNER OF SAID LOT NO. 8," EVIDENCING THE SOUTHWEST CORNER OF LOT NO. 8 AS THE CONTROLLING CALL.

A FURTHER BACK-SOURCED DEED (DEED VOLUME 461, PAGE 399) SIMILARLY STATES: "SOUTHERLY ALONG SAID CENTERLINE OF HAWLEY ROAD TO THE SOUTHWESTERLY CORNER OF SAID LOT NO. 8," AGAIN PRIORITIZING THE SOUTHWEST CORNER OF LOT NO. 8.

AN EARLIER BACK-SOURCED DEED (DEED VOLUME 266, PAGE 194) DESCRIBES THE "WEST HALF OF LOT 3 AND THE WEST HALF OF LOT 8," IMPLYING THE LOT LINE AS THE CONTROLLING CALL WITH NO MENTION OR REFERENCE OF THE ROAD. IT FURTHER PROVIDES: "BOUNDED ON THE NORTH, WEST, AND SOUTH BY THE LOT LINES," ESTABLISHING THE WEST LOT LINE AS CONTROLLING, AND ALSO STATES: "BOUNDED ON THE WEST BY THE PUBLIC HIGHWAY KNOWN AS THE HAWLEY ROAD," WITH THE "WESTERLY SIDE BEING 2259.84 FEET IN LENGTH." THIS ADDED DISTANCE CREATES A CONFLICT WITH THE LOCATION OF THE BEND IN THE PHYSICAL PAVEMENT.

ALL SUBSEQUENT DEED DESCRIPTIONS IN THE RECORD OMIT DISTANCES ALONG THE WEST LINE, APPARENTLY WITHOUT THE BENEFIT OF A RE-SURVEY.

IN COMPARISON, IN (DEED VOLUME 266, PAGE 194) THE SCRIVENER'S DESCRIPTION OF THE NORTH LINE EXPLICITLY CALLS FOR THE "CENTER OF THE PUBLIC HIGHWAY KNOWN AS THE NEW LONDON EASTERN ROAD," WHEREAS THE WEST LOT LINE IS DESCRIBED AS "BOUNDED BY THE HIGHWAY WITHOUT A SPECIFIC CALL TO THE CENTERLINE, LEAVING THE CENTERLINE PRESUMPTION AMBIGUOUS.

ALL SUBSEQUENT LEGAL DESCRIPTIONS IN THE RECORD EVENTUALLY INCORPORATE A BEND IN THE LOT LINE NOT EVIDENCED IN THE ORIGINAL DOCUMENTS.

NO EVIDENCE HAS BEEN RECOVERED IN THE BACK-SOURCED DEED CHAIN SUPPORTING THE SALE OF LANDS WEST OF THE PRESENT PHYSICAL ROAD FROM THE SUBJECT PROPERTY, NOR HAS EVIDENCE OF AN ADDITIONAL PURCHASE OF LAND FROM O.L. 9 BEEN DISCOVERED.

A REQUEST FOR HISTORICAL ROAD CORRIDOR INFORMATION WAS MADE TO THE COUNTY ENGINEER'S OFFICE; NO REPLY HAS BEEN RECEIVED TO DATE.

**PROFESSIONAL OPINION:**

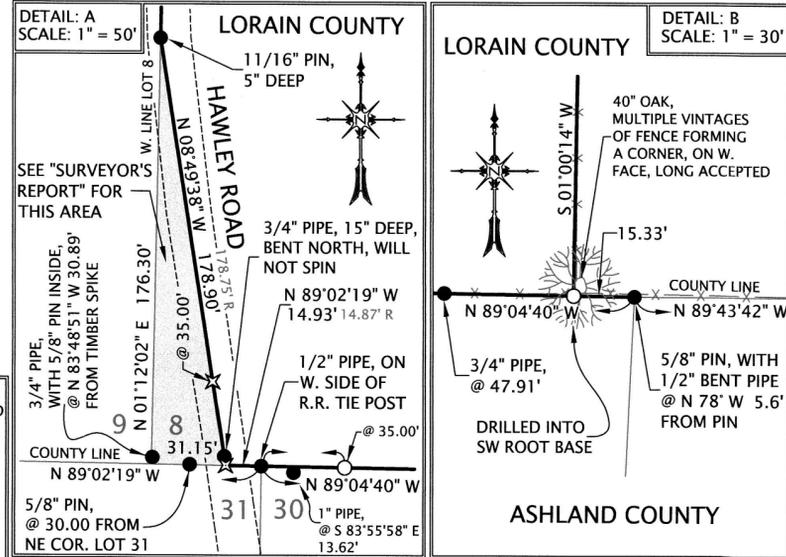
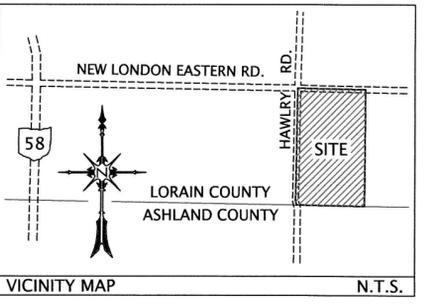
IN MY PROFESSIONAL OPINION, THE INTENT OF THE ORIGINAL WRITINGS IS TO DESCRIBE THE SOUTHWEST CORNER OF LOT 8 AS IT WOULD LIE BY ORIGINAL DEFINITION, CONSISTENT WITH HISTORICAL REFERENCES INCLUDING THE LORAIN COUNTY AUDITOR'S 1851 HISTORIC TAX MAP AND THE 1857 GELI MAP OF LORAIN COUNTY (U.S. LIBRARY OF CONGRESS). THROUGH LONGSTANDING ACCEPTANCE OF MONUMENTS BY SURVEYORS, THE NUMEROUS OMISSIONS OF CONTROLLING INFORMATION IN THE WRITINGS, THE ADDITION OF NUMEROUS NEW REFERENCES IN THE WRITINGS CREATING PATENT AMBIGUITIES, COMBINED WITH DISCOVERIES DURING THIS SURVEY SUPPORTING LATENT AMBIGUITIES, THE BEND IN HAWLEY ROAD HAS BEEN COMMONLY ACCEPTED SINCE THE SAID JAMES H. SCHMIDT (SURVEY #30685) AND IS APPARENTLY UNDISPUTED AND MONUMENTS APPEAR TO HAVE BEEN SET IN GOOD FAITH, WITHOUT DISRUPTING ESTABLISHED NEIGHBORHOOD BOUNDARIES (PER J. COOLEY PRINCIPLES), THE BENT LINE ALONG HAWLEY ROAD IS HEREBY RETRACED AS SHOWN ON THIS SURVEY MAP LEAVING TITLE UNCLEAR OF SHOWN HATCHED AREA. THIS REPORT IS PROVIDED TO DISCLOSE THE FINDINGS IN THE TITLE WRITINGS AND POTENTIAL AMBIGUITIES. NO CALL FOR AN ADJOINER HAS BEEN REFERENCED IN DRAFTING THE LEGAL DESCRIPTION, RESPECTIVELY ASSIGNING A SENIOR RIGHT TO THE RETRACED LINE, IN LEU OF THE POSITION OF THE LOT LINE AS SHOWN.

51649  
 APPROVED  
 LORAIN CO  
 MAP DEPT  
 DATE 2/5/2026  
 PAGE 21-08-003  
 BY B. Baumhauer  
 26-05121

THE BASIS OF BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, 3401 NORTH ZONE, NAD 83 DATUM

I HEREBY CERTIFY THE SURVEY DEPICTED ON THIS MAP WAS PREPARED BY MYSELF OR THOSE UNDER MY DIRECT SUPERVISION AS RESPONSIBLE IN CHARGE, BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS WITH AN UNADJUSTED ERROR OF CLOSURE, SUPPLEMENTED WITH BASE AND ROVER RTK GPS OBSERVATIONS AND WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND ACCURACY REQUIREMENTS SPECIFIED IN OAC 4733-37, ESTABLISHED BY THE STATE OF OHIO. TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION HEREIN IS TRUE AND ACCURATE.

KENNETH J. MARHOFFER P.S. 8805 DATE 1-5-2026



**REDBIRD LAND SURVEYING**  
 654 COUNTY ROAD 2920  
 LOUDONVILLE, OH 44842  
 OFFICE: 419-920-9017 DIRECT: 859-512-3962  
 REDBIRDLANDSURVEYING.COM

**BOUNDARY RETRACEMENT AND CONSOLIDATION SURVEY**  
 SITUATED IN:  
**HUNTINGTON TWP. LOTS 3 & 8**  
 TRACT NO. 8  
 T-2N, R-18W, CONNECTICUT WESTERN RESERVE  
**HUNTINGTON TOWNSHIP**  
**LORAIN COUNTY, OHIO**

THE WORD "CERTIFY" HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED. IF FURTHER EVIDENCE IS DISCOVERED THE PROFESSIONAL OPINION MAY CHANGE.

A TITLE SEARCH WAS NOT PERFORMED AS PART OF THIS SURVEY. ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAVE NOT BEEN SHOWN.

PROJ/FILE #: 25117  
 DWN BY: K.J.M.  
 CHK'D BY: M.R.M.  
 CHK DATE: 12-29-2025  
 CRT DATE: 1-05-2026

SCALE 1" = 200'

- STANDARD MAP SYMBOLS:**
- SET 5/8" DIA. BY 30" LONG IRON PIN/REBAR WITH LIME GREEN I.D. CAP MARKED, REDBIRD PS-8805
  - FOUND IRON MONUMENT, DESCRIBED ON MAP
  - ▲ FOUND 1 INCH DIA. IRON PIPE, @ 30.00'
  - ▲ SET 2-1/2" LONG MAG NAIL W. MARKED SHINER
  - ▲ SET 3/8" DIA. BY 8" LONG IRON TIMBER SPIKE WITH MARKED SHINER, REDBIRD PS-8805
  - ✕ FOUND RAILROAD SPIKE, UNLESS NOTED
  - FOUND STONE MONUMENT, DESCRIBED ON MAP
  - SET 36" TALL WOOD LATH
  - ⊕ FOUND CROWS FOOT, UNLESS NOTED
  - ⊙ REF. MONUMENT WITNESS DISTANCE
  - (R) - RECORD DIMENSION
  - (U) - RECORD DIMENSION USED
  - BOUNDARY LINE
  - - - EASEMENT
  - - - GRAVEL/ROCKS
  - - - ASPHALT PAVEMENT
  - - - FENCE LINE