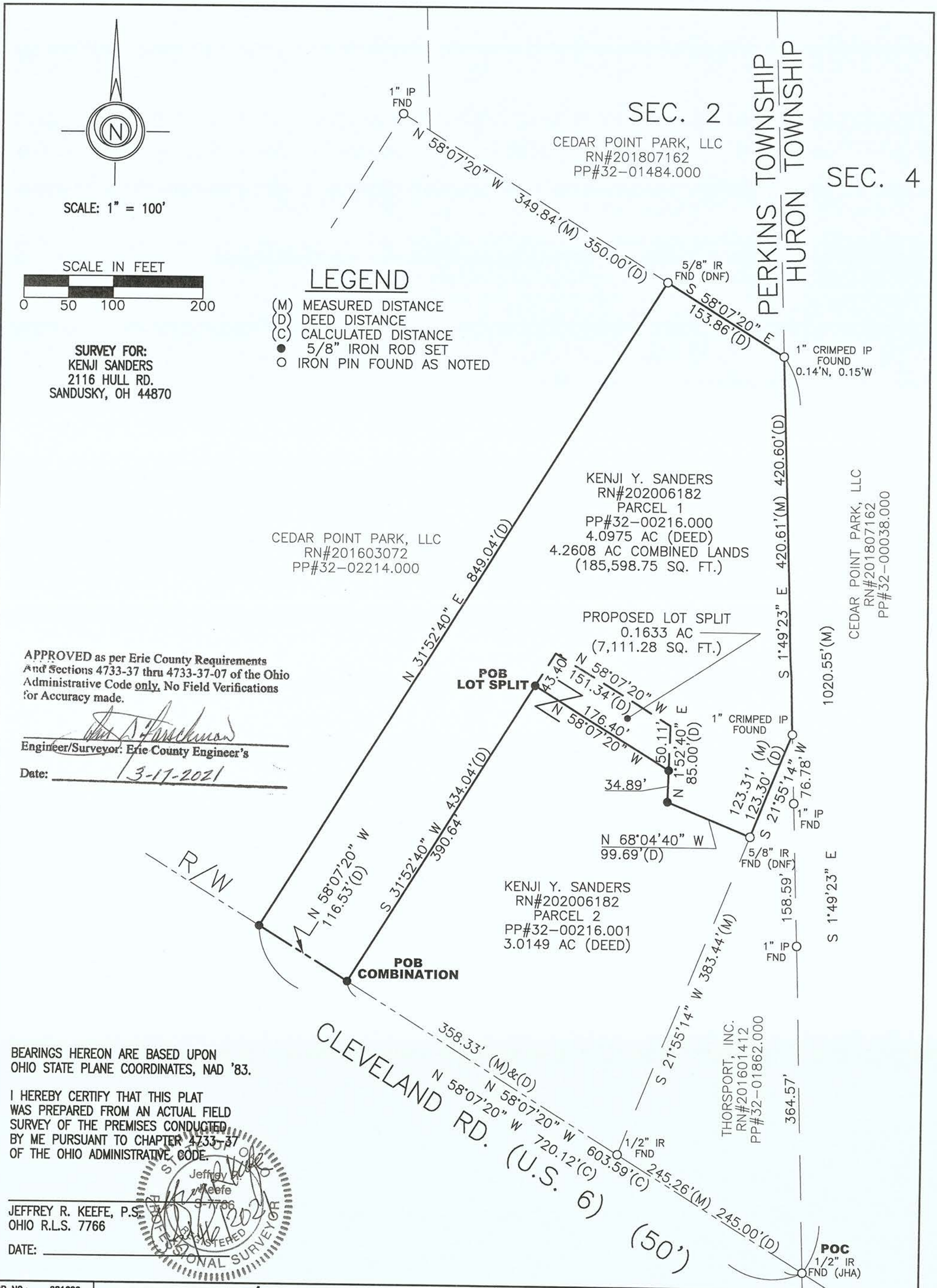


APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor: Erie County Engineer's

Date: 3-17-2021

BEARINGS HEREON ARE BASED UPON OHIO STATE PLANE COORDINATES, NAD '83.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES CONDUCTED BY ME PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

JEFFREY R. KEEFE, P.S.
OHIO R.L.S. 7766

DATE: 3/17/2021

JOB NO.:	281620
DRN BY:	JAG
FILE NO.:	2816-surv
DATE:	3/15/2021
SCALE:	1"= 100'
SHEET NO.:	1

LOT SPLIT/COMBINATION SURVEY

3501 CLEVELAND RD.
PART OF BEATTY 860 ACRE TRACT
SECTION 2, T6N, R23W
TOWNSHIP OF PERKINS, ERIE COUNTY, OHIO

RED BARN ENGINEERING, INC.
326 E. Market St. Sandusky, OH 44870
www.redbarn-engineering.com

REVISED:

Situated in the Township of Perkins, County of Erie, State of Ohio and being part of the Eight Hundred and Sixty (860) Acre Tract in Section Two (2), and described as Parcel 32-01626.000 in Deed Record RN201904357 Parcel 1, Recorder's Office, Erie County, Ohio.

The undersigned Terry Durham and Kathy Durham hereby certify that the attached Plat correctly represents their Plum Brook Properties, LLC a subdivision of Lots 1 to 4 and Remainder, inclusive. Does hereby acknowledge this plat of the same and dedicate to public use as such, all or parts of the roads, common areas and right of way shown herein and not heretofore dedicated.

The undersigned further agree that any use or improvements made on this land shall be in conformity with all existing platting, health or other lawful rules and regulations including the applicable off-street parking and loading requirements of Perkins Township, for the benefit of themselves and all other subsequent parties taking title from, under or through the undersigned.

The undersigned also agree to install the drainage improvements as planned and assume the cost thereof. We also agree to file a set of plans for the drainage improvements accompanied with a schedule of the properties that will benefit by the drainage improvements as required by Section 6131.63 of the Ohio Revised Code. We further agree to follow the steps outlined in this section of the Ohio Revised Code. So that the drainage improvements will be placed on the Erie County Ditch Maintenance Program.

Upon approval of the storm drainage plans and schedules for accepting the storm drainage systems for Erie County Ditch Maintenance, the owner shall deposit an amount based on a percentage of the construction cost of the system with the Erie County Auditor under the name of the improvements to establish the maintenance fund. This amount will be set forth at the hearing with the Erie County Commissioners to accept the drainage systems for the future maintenance by the Erie County Ditch Maintenance Program.

The dimensions of the lots are shown on the plat in feet and decimal parts thereof. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground.

In witness thereof the undersigned have hereunto set their hands this _____ day of _____, 2021.

Signed _____
Witness _____

Member: Terry Durham
2605 Plum Brook Creek Drive
Sandusky, Ohio 44870

Signed _____
Witness _____

Member: Kathy Durham
2605 Plum Brook Creek Drive
Sandusky, Ohio 44870

STATE OF OHIO
COUNTY OF ERIE

Before me a notary public in and for said county appeared Terry Durham and Kathy Durham each a member of Plum Brook Properties, LLC who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness thereof I have hereunto set my hand and affixed my official seal this _____ day of _____, 2021.

_____
Notary Public

Approved this ____ day of _____ 2021
Erie County Sanitary Engineer

Approved this ____ day of _____ 2021
Erie County Board of Health

Approved this ____ day of _____ 2021
Erie County Engineer

Approved this ____ day of _____ 2021
Erie County Regional Planning

Approved this ____ day of _____ 2021
Perkins Township Trustee
Perkins Township Trustee
Perkins Township Trustee

Approved this ____ day of _____ 2021
Erie County Commissioner
Erie County Commissioner
Erie County Commissioner

Auditor's Certificate

Transferred _____ and fees of _____ collected. I further certify that all taxes and assessments are paid in full to date.

_____
Erie County Auditor

Recorder's Certificate

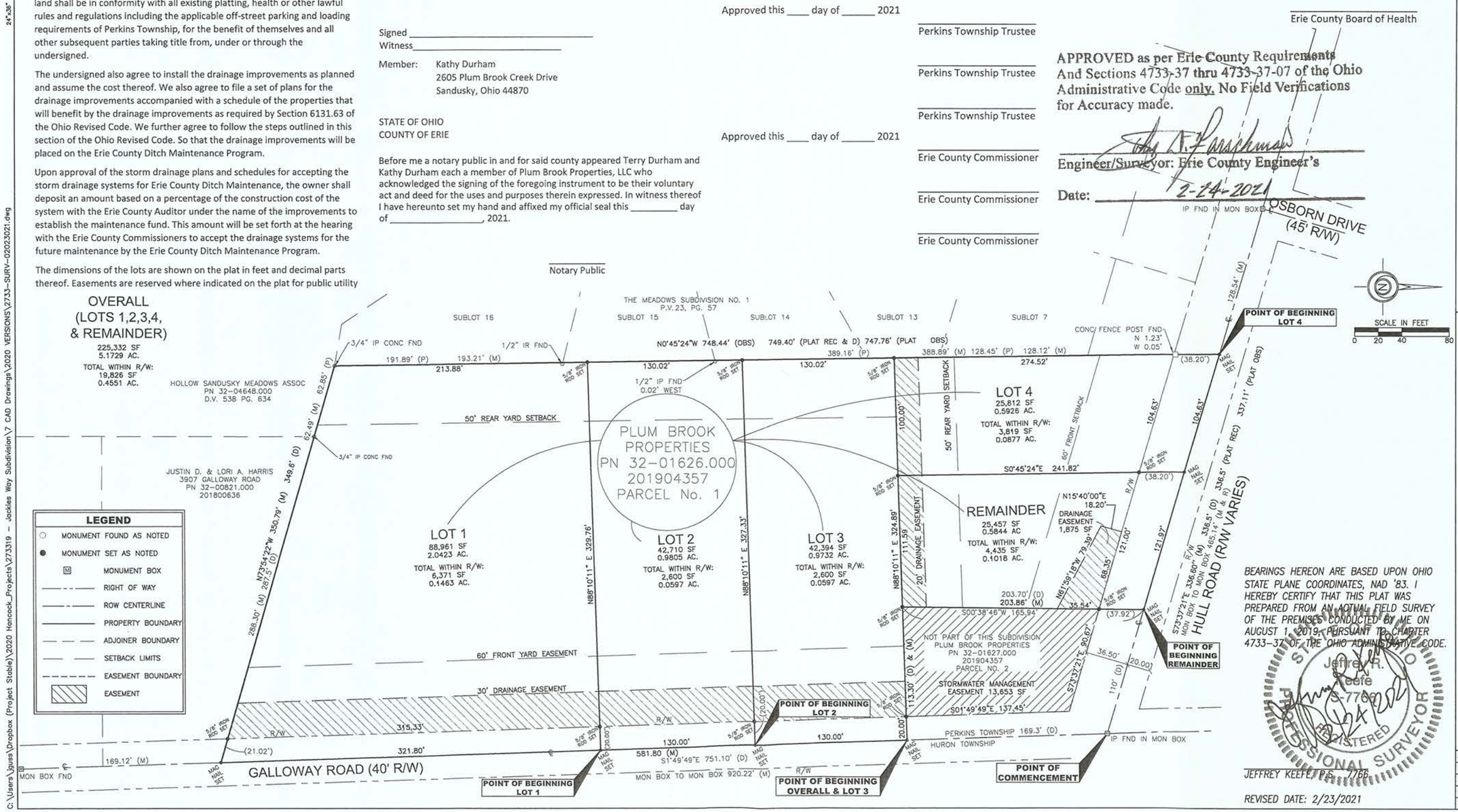
Recorded _____ in Plat Book _____ File No. _____

_____
Erie County Board of Health

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

_____
Engineer/Surveyor: Erie County Engineer's

Date: 2-24-2021



BEARINGS HEREON ARE BASED UPON OHIO STATE PLANE COORDINATES, NAD '83. I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES CONDUCTED BY ME ON AUGUST 1, 2019, PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Jeffrey R. Keefe S-7766 2/24/2021 REGISTERED PROFESSIONAL SURVEYOR STATE OF OHIO

JEFFREY KEEFE, P.S. 7766

REVISED DATE: 2/23/2021

REVISED:

RED BARN ENGINEERING, INC.
326 E. Market St. Sandusky, OH 44870
www.redbarn-engineering.com

JACKIE'S WAY SUBDIVISION
MINOR SUBDIVISION PLAT
PERKINS TOWNSHIP, ERIE COUNTY, OHIO

JOB NO.:	273319
DRN BY:	EJW/JRK
FILE NO.:	2733-SURV
DATE:	02/23/2021
SHEET NO.:	1 OF 1

24"x36" - 2733-SURV-02023021.dwg 2021-02-24 1:27 PM (JOJSS)

C:\Users\jgues\Dropbox (Project Stable)\2020 Hancock_Projects\273319 - Jackies Way Subdivision\7 CAD Drawings\2020 VERSIONS\2733-SURV-02023021.dwg

SANDUSKY DEVELOPMENT CO
D.V. 447, PG. 582

SANDUSKY MALL COMPANY
RN 201002947

216.20' (D)

5/8" IRON PIN FND.
"BENT"
S 0.04', W 0.06'

MAG NAIL FND.

S 37°01'45" E 524.97' (C) 525.00' (S)'

N 52°58'15" E
21.82'

S 37°01'45" E
61.59'

N 52°58'15" E 276.58'

N 37°01'45" W 664.96'

LOT 43 LOT 8

LOT 43 LOT 9

S 37°01'45" E 824.20'
1,033.40'

S 37°01'45" E 1,424.81' (C) 1,421.06' (D)'

LOT 8

LOT 9

N 52°58'15" E
82.09'

S 37°01'45" E 123.41'

N 52°58'15" E 126.36'

S 37°01'45" E 475.89'

LOT 8 LOT 7

BOARD OF TRUSTEES OF PERKINS TOWNSHIP
D.V. 451, PG. 579

208.46' (C)
202.95' (D)

S 52°36'29" W

ENLARGED VIEW "A"
SCALE: 1" = 10'

1/2" IRON PIN FND.
(HOLD FOR SE LINES
OF LOTS 8 & 9)

5/8" IRON PIN FND
SMOOTH w/ THREAD
S 0.50'
E 0.49'

203.89'
208.46'
1,424.81'
5.48'
463.90'
588.47'
3.83'
1,560.04'
290.00'

LOT SPLIT 1
TOTAL AREA: 2.5131 ACRES

SEE ENLARGED
VIEW "A"

1/2" IRON PIN FND.
w/ "HANCOCK" PIN

S 37°01'36" E 454.09' (C) 454.10' (D)

N 37°01'45" W 600.61'

391.41' (D)

P.P.O.B.
LOT SPLIT 1

LOT 9 LOT 7

S 52°36'29" W 290.00' (D)

SANDUSKY DEVELOPMENT CO
RN 201002946
2.6057 DEED ACRES

290.00' (D)

S 52°36'29" W 792.45'

463.90' (D)

TIMBER EDGE DEVELOPMENT COMPANY, INC.
O.R. 68, PG. 946

S 37°01'45" E 391.41' (D)

589.47' (C)

N 52°36'29" E 1,560.04' (TO P.P.O.B. LOT SPLIT 1)

293.99'

SANDUSKY MALL COMPANY
D.V. 447, PG. 579

N 52°58'15" E 226.42'

APPROXIMATE LOCATION OF LOT LINE

LOT SPLIT 2
TOTAL AREA: 12.4410 ACRES

ENLARGED VIEW "C"
SCALE: 1" = 10'

P.P.O.B.
LOT COMBINATION
& LOT SPLIT 2

791.33'
293.99'
293.49'
593.35'
3.89'
976.05'
1/2" IRON PIN FND.

N 52°36'29" E 293.99'

TIMBER EDGE DEVELOPMENT CO., INC.
O.R. 228, PG. 146

129.49' (D)

SEE ENLARGED
VIEW "B"

N 37°01'45" W 206.41'

N 37°01'45" W 121.82'

N 14°47'42" W 143.48'

N 37°01'45" W 364.10'

5/8" IRON PIN FND.

S 37°01'01" E 493.48' (C) 493.47' (D)

SEE ENLARGED
VIEW "C"

BENCO PROPERTIES CORP.
RN 200101425

976.05'

N 52°36'29" E

ENLARGED VIEW "B"
SCALE: 1" = 10'

N 52°58'15" E
4.87'

MAG SPIKE SET

P.O.B.
1/2" IRON PIN FND.

38.50'

C/L HULL RD.
(56.5' R/W)

120.00'

LEGEND

SET	FOUND	DESCRIPTION
●	○	IRON PIN
◉	⊙	IRON PIPE
◉	⊕	RAILROAD SPIKE
◆	◊	MAG NAIL
◉	Ⓜ	MAG SPIKE
▣	⊠	DRILL HOLE
▣	▣	MONUMENT BOX
▲	⊛	CONCRETE MONUMENT
	△	STONE
	⊡	WOOD POST
	T	T-POST

(D) DEED (C) CALCULATED
(P) PLATTED (S) SURVEY

ALL 5/8" IRON PINS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456/8512"

REFERENCES

Erie County Survey Records
Survey by Mark E. Swartz in November, 1989
Survey by Robert G. Creech in June, 1992 & revised in May, 1995
Survey by Robert G. Creech in July, 1997
Survey by CDE in May, 2010 for Sandusky Mall Co. & Sandusky Development Co.
Survey by Hartung & Associates in October, 2018 for Benco Properties Corp.

Erie County Plat Book Records
P.V. 23, Pg. 9

Erie County Deed Records
Vol. and Pages as indicated

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's
Date: 8-17-2021

LOT COMBINATION
TOTAL AREA: 17.5598 ACRES

Survey Plat for
THE SANDUSKY MALL COMPANY & SANDUSKY DEVELOPMENT CO.

Being a parcel of land located in part of Lots 8, 9 & 43 of the Hallam Tract, Section 2, Perkins Township, Twp 6 North, Range 23 West, Erie County, Firelands Connecticut Western Reserve, State of Ohio

60 0 60 120
SCALE 1"= 60'

BEARINGS ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83 (2011) DATUM, GEOID 12A, BY ODOT VRS

STATE OF OHIO
ADAM E. WEAVER
8456
REGISTERED SURVEYOR

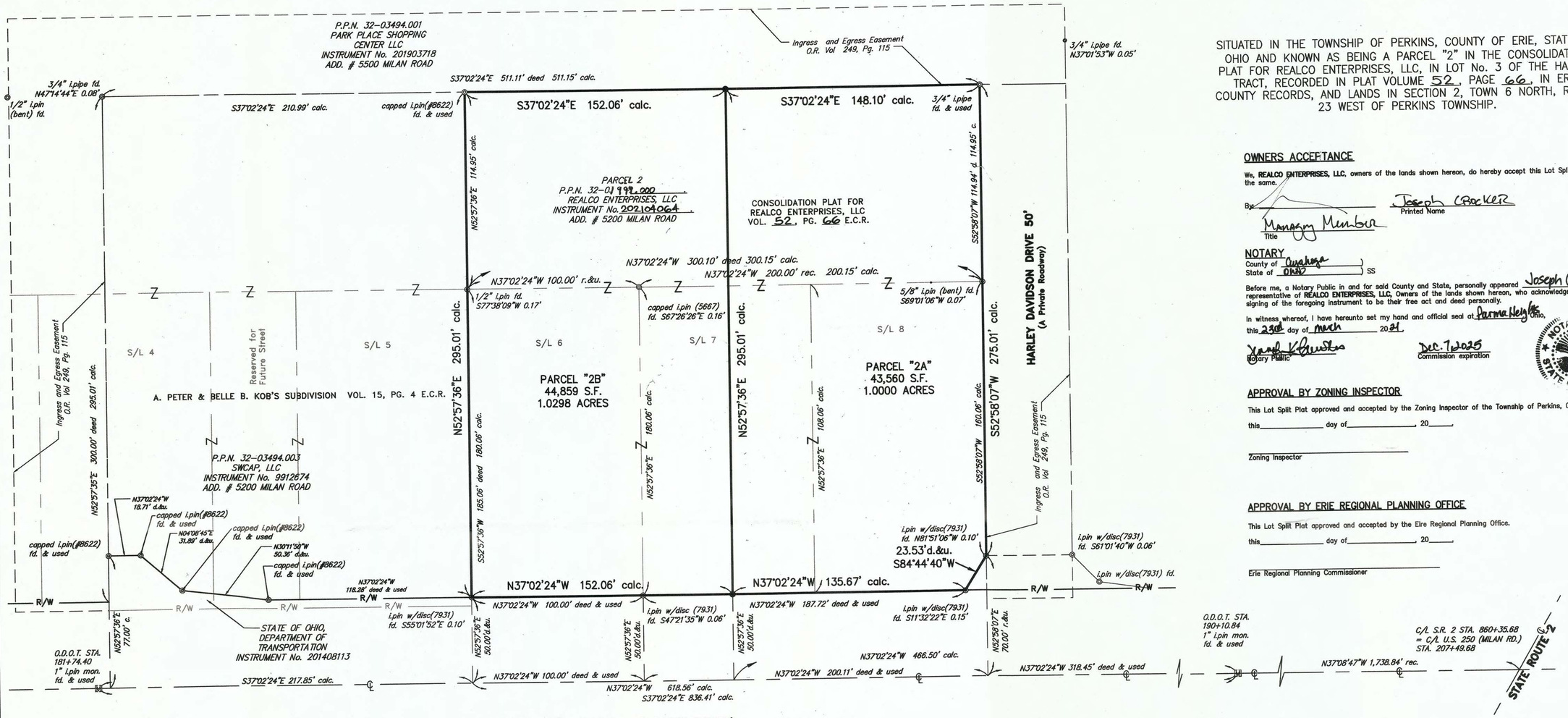
CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

DATE: AUG., 2021	CK'D. BY: AEW	PROJECT NO. 21-214
DR. BY: BLS	REVD BY:	

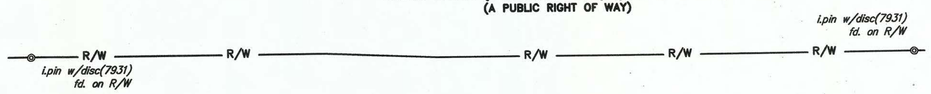
File Name: Z:\CDEngr\21-214-Colleen Apartment Development\Survey\21-214 Survey.dwg

THE INTENT OF THIS PLAT IS TO SPLIT PERMANENT PARCEL NUMBERS 32-01999.000 INTO PARCELS "2A" AND "2B".

SITUATED IN THE TOWNSHIP OF PERKINS, COUNTY OF ERIE, STATE OF OHIO AND KNOWN AS BEING A PARCEL "2" IN THE CONSOLIDATION PLAT FOR REALCO ENTERPRISES, LLC, IN LOT No. 3 OF THE HALLAM TRACT, RECORDED IN PLAT VOLUME 52, PAGE 66, IN ERIE COUNTY RECORDS, AND LANDS IN SECTION 2, TOWN 6 NORTH, RANGE 23 WEST OF PERKINS TOWNSHIP.



MILAN ROAD (U.S.ROUTE 250) (WIDTH VARIES)
(A PUBLIC RIGHT OF WAY)



OWNERS ACCEPTANCE

We, **REALCO ENTERPRISES, LLC**, owners of the lands shown hereon, do hereby accept this Lot Split Plat of the same.

By: _____ Joseph Crocker
Printed Name

Managing Member
Title

NOTARY

County of Cuyahoga)
State of OHIO) SS

Before me, a Notary Public in and for said County and State, personally appeared Joseph Crocker representative of **REALCO ENTERPRISES, LLC**, Owners of the lands shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally.

In witness whereof, I have hereunto set my hand and official seal at Parma Heights, Ohio, this 23rd day of March 2021

Notary Public

Dec. 7, 2025
Commission expiration

APPROVAL BY ZONING INSPECTOR

This Lot Split Plat approved and accepted by the Zoning Inspector of the Township of Perkins, Ohio.

this _____ day of _____, 20____.

Zoning Inspector

APPROVAL BY ERIE REGIONAL PLANNING OFFICE

This Lot Split Plat approved and accepted by the Erie Regional Planning Office.

this _____ day of _____, 20____.

Erie Regional Planning Commissioner

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor, Erie County Engineer's

Date: 4-15-2021

SURVEY CERTIFICATION

This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof.
The basis of bearings for this survey is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct. Field work was performed in June 22, 2020.

Steven J. Metcalf
Registered Surveyor No. 8622-Ohio

March 18, 2021
Date

STATE OF OHIO
STEVEN J. METCALF
S-8622
REGISTERED
PROFESSIONAL SURVEYOR

SURVEY REFERENCES:

1. A. Peter & Belle B. Kob's Subdivision recorded in Plat Volume 15, Page 4 of Erie County Records.
2. ALTA/ACSM Survey for Southwest Dining, Inc. Dated February 2, 1996. Prepared by G. Barton Survey Co.
3. O.D.O.T Plans ERI-250-0.00, PID No. 88407, Dated Sept. 12, 2013.
4. O.D.O.T Center Line Plan, Dated February 27, 1960, recorded in Plat Volume 14, Page 63 Erie County Records.
5. Plat of Survey for Sandusky Center Partnership, 2.2415 Acres, Lot 3 Hallam Tract, Dated Dec. 22, 1994. Prepared by John Hancock & Associates.
6. Map of Survey for Brad C. Mathewson, prepared by Hartung & Associates Engineers & Surveyors Dated March, 2008.
7. Map of Survey for Brad C. Mathewson, Combined Parcel, prepared by Hartung & Associates Engineers & Surveyors Dated April, 2008.
8. Various Deeds from Erie County Records.

ABBREVIATIONS:

A.F.N. ..... AUTOMATIC FILING NUMBER
C. or CALC. ..... CALCULATED
℄ ..... CENTER LINE
C.D.R. ..... COUNTY DEED RECORD
C.M.R. ..... COUNTY MAP RECORD
D. ..... DEED
EX. ..... EXISTING
FD. ..... FOUND
INST. ..... INSTRUMENT
MON. ..... MONUMENT
O. or OBS. ..... OBSERVED
PG. ..... PAGE
P. or P/L ..... PROPERTY LINE
PVMT. ..... PAVEMENT
R. or REC. ..... RECORD
R/W ..... RIGHT OF WAY
U. ..... USED
VOL. ..... VOLUME

LEGEND

- ◎ IRON PIN/PIPE FOUND
- ◉ 5/8"X30" IRON PIN SET WITH CAP "NEFF-8622"
- MONUMENT BOX FOUND

REV NO	DATE	DESCRIPTION
	10-22-20	Submit to for Recording
	02-17-20	Submit to client

DWG NAME	DRAWN BY	CHK'D BY	JOB NO
14100-010-CP-LS	TEW	SJM	14100-010

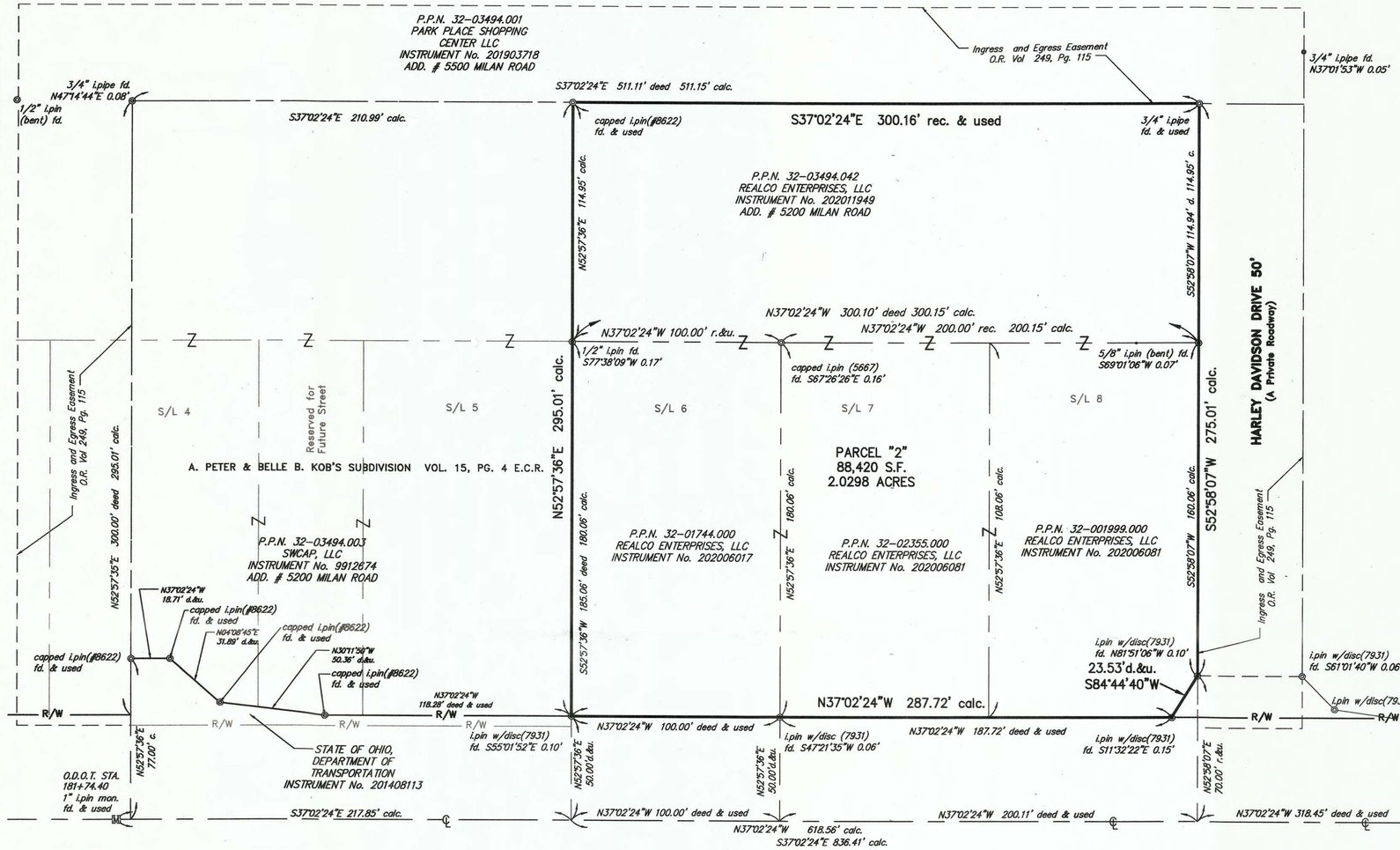
SCALE 1 INCH = 30 FEET
24 x 36 SHEETS ONLY
60 30 15 0
NORTH

REALCO ENTERPRISES, LLC - MILAN ROAD
LOT SPLIT PLAT
TOWNSHIP OF PERKINS - COUNTY OF ERIE - STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers Surveyors Planners Designers
6405 York Road | Parma Heights, Ohio 44130
Tel 440.884.3100 | Fax 440.884.3104
www.neffassoc.com

SHEET NO.
1 OF1

N:\LAND DEVELOPMENT\Proj\14100-010 Raising Canes - Sandusky\Survey\14100-010-LS2.dwg, 3/18/2021 8:55:55 AM, tworsech



THE INTENT OF THIS PLAT IS TO CONSOLIDATION PERMANENT PARCEL NUMBERS 32-03494.042, 32-01744.000, 32-02355.000 AND 32-001999.000 INTO PARCEL "2".

SITUATED IN THE TOWNSHIP OF PERKINS, COUNTY OF ERIE, STATE OF OHIO AND KNOWN AS BEING PERMANENT PARCEL NUMBER 32-03494.042 AS TRANSFERED TO REALCO ENTERPRISES, LLC BY DEED RECORDED IN INSTRUMENT No. 202011949 IN ERIE COUNTY RECORDS, TOGETHER WITH SUBLOT 6, 7 AND 8 IN A. PETER & BELLE B. KOB'S SUBDIVISION IN LOT 3 OF THE HALLAM TRACT, RECORDED IN PLAT VOLUME 15, PAGE 4 IN ERIE COUNTY RECORDS AND LANDS IN SECTION 2, TOWN 6 NORTH, RANGE 23 WEST OF PERKINS TOWNSHIP.

OWNERS ACCEPTANCE

We, **REALCO ENTERPRISES, LLC**, owners of the lands shown hereon, do hereby accept this Consolidation Plat of the same.

By: _____ Joseph L Crocker
Printed Name
Manager Member
Title

NOTARY

County of Cuyahoga)
State of Ohio) SS

Before me, a Notary Public in and for said County and State, personally appeared Joseph Crocker representative of **REALCO ENTERPRISES, LLC**, Owners of the lands shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally.

In witness whereof, I have hereunto set my hand and official seal at Parma Heights, Ohio, this 23rd day of March 2021.

_____ Dec. 7, 2025
Notary Public — Commission expiration

NOTARIAL SEAL STATE OF OHIO

APPROVAL BY ZONING INSPECTOR

This Consolidation Plat approved and accepted by the Zoning Inspector of the Township of Perkins, Ohio.

this_____ day of_____, 20____.

_____
Zoning Inspector

APPROVAL BY ERIE REGIONAL PLANNING OFFICE

This Consolidation Plat approved and accepted by the Erie Regional Planning Office.

this_____ day of_____, 20____.

_____
Erie Regional Planning Commissioner

SURVEY CERTIFICATION

This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof.
The basis of bearings for this survey is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct. Field work was performed in June 22, 2020.

_____ March 18, 2021
Steven J. Metcalf — Date
Registered Surveyor No. 8622-Ohio

STATE OF OHIO STEVEN J. METCALF S-8622 REGISTERED PROFESSIONAL SURVEYOR

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

_____
Engineer/Surveyor: Erie County Engineer's
Date: 3-29-2021

SURVEY REFERENCES:

1. A. Peter & Belle B. Kob's Subdivision recorded in Plat Volume 15, Page 4 of Erie County Records.
2. ALTA/ACSM Survey for Southwest Dining, Inc. Dated February 2, 1996. Prepared by G. Barton Survey Co.
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ABBREVIATIONS:

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VOL. ..... VOLUME

LEGEND

- ◎ IRON PIN/PIPE FOUND
- ◉ 5/8"X30" IRON PIN SET WITH CAP "NEFF-8622"
- Ⓜ MONUMENT BOX FOUND

REV NO	DATE	DESCRIPTION
	10-22-20	Submit to for Recording
	02-17-20	Submit to client

DWG NAME	DRAWN BY	CHK'D BY	JOB NO
14100-010-CP-LS	TEW	SJM	14100-010

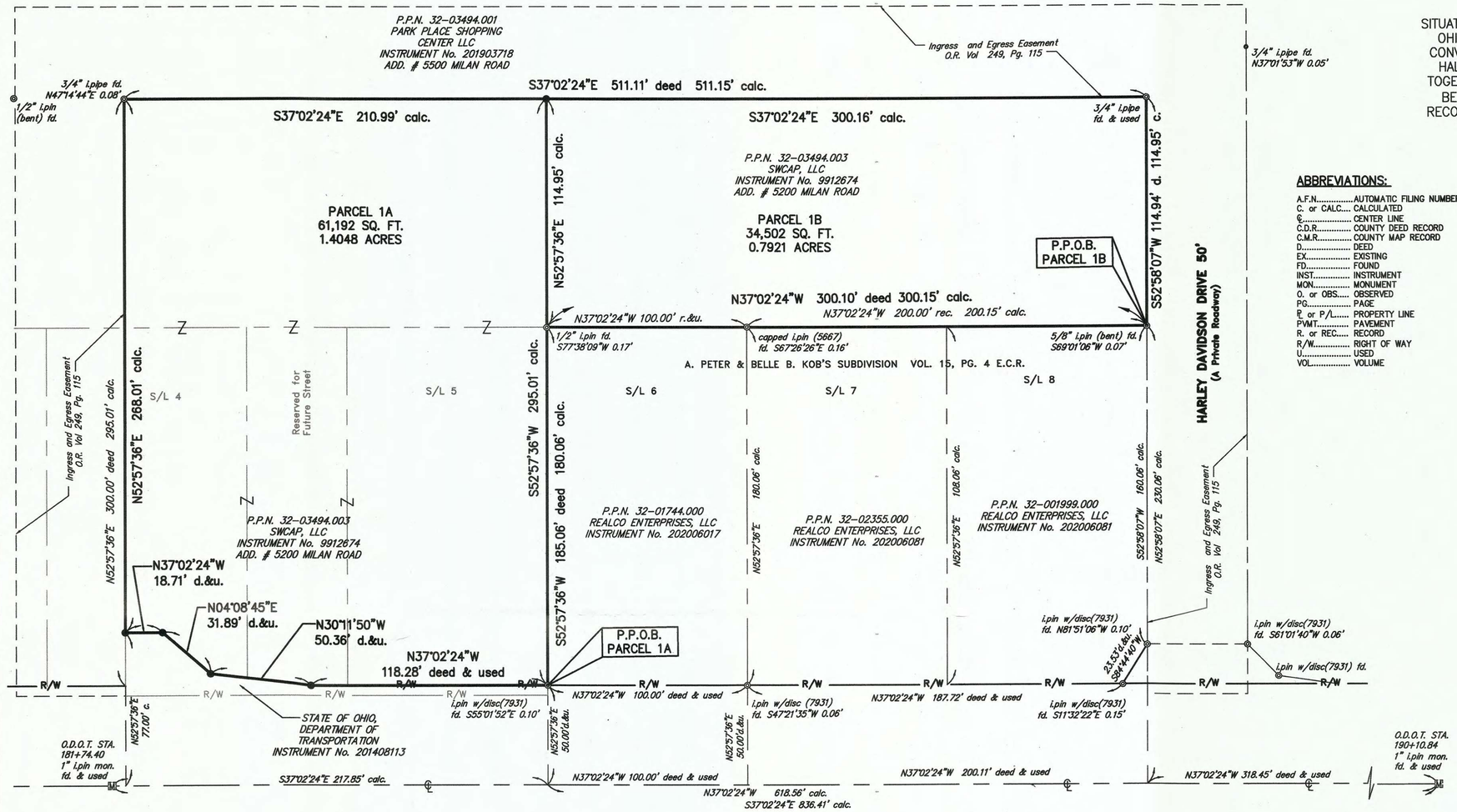
SCALE 1 INCH = 30 FEET
24 x 36 SHEETS ONLY
60 30 15 0 NORTH

REALCO ENTERPRISES, LLC - MILAN ROAD
CONSOLIDATION PLAT
TOWNSHIP OF PERKINS - COUNTY OF ERIE - STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
8405 York Road | Parma Heights, Ohio 44130
(440) 884-3093 | Fax (440) 884-3104

SHEET NO. 1 OF1

N:\LAND DEVELOPMENT\Proj\14100-010 Raising Canes - Sandusky\Survey\14100-010-CP.dwg, 3/18/2021 8:58:54 AM, tworsech



THE INTENT OF THIS PLAT IS TO SPLIT PERMANENT PARCEL NUMBERS 32-03494.003, INTO PARCELS "1A" AND "1B".

SITUATED IN THE TOWNSHIP OF PERKINS, COUNTY OF ERIE, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND OUT OF LANDS CONVEYED TO SANDUSKY CENTER PARTNERS IN LOT No. 3 OF THE HALLAM TRACT IN SAID SECTION, DEED VOLUME 557, PAGE 254, TOGETHER WITH SUBLOT 5 AND PART OF SUBLOT 4 IN A. PETER & BELLE B. KOB'S SUBDIVISION IN LOT 3 OF THE HALLAM TRACT, RECORDED IN PLAT VOLUME 15, PAGE 4 AND LANDS IN SECTION 2, TOWN 6 NORTH, RANGE 23 WEST OF PERKINS TOWNSHIP.

ABBREVIATIONS:

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O. or OBS. ..... OBSERVED
PG. ..... PAGE
P. or P/L ..... PROPERTY LINE
PVMT. ..... PAVEMENT
R. or REC. ..... RECORD
R/W ..... RIGHT OF WAY
U. ..... USED
VOL. ..... VOLUME

LEGAL DESCRIPTION – PARCEL 1A

Situated in the Township of Perkins, County of Erie, State of Ohio and known as being a parcel of land out of lands conveyed to Sandusky Center Partners in Lot No. 3 of the Hallam tract in said section, deed Volume 557, Page 254, together with Sublot 5 and part of Sublot 4 in A. Peter & Belle B. Kob's Subdivision in Lot 3 of the Hallam tract, recorded in Plat Volume 15, Page 4 and lands in Section 2, Town 6 North, Range 23 West of Perkins Township and is further bounded and described as follows:

Beginning at an 1" iron pin monument at the center line Station 190+10.84 of US 250 (Milan Road) and formerly known as Station 244+36.14 per Centerline Survey Plat for Ohio Department of Highway project "ERI-250-1.14" as recorded in Plat Volume 14, Page 84 of Erie County Records, said iron pin being North 37°08'11" West, a distance of 1,738.84 feet from the intersection of said centerline of US 250 (Milan Road) with the centerline of survey of State Route 2 per Centerline Survey Plat for Ohio Department of Highways project "ERI-6-11.30" as recorded in Plat Volume 14. Page 63 of Erie County Records;

Thence North 37°02'24" West, along the center line of said US 250 (Milan Road), a distance of 618.56 feet to the Northwesterly corner of Sublot 6 in said Subdivision;

Thence North 52°57'36" East, a distance of 50.00 feet to a point on the Northeasterly right of way for said US 250 (Milan Road) and the Southeasterly corner of a parcel of land conveyed to the State of Ohio, Department of Transportation by deed recorded in Instrument No. 201408113 of Erie County Records and the principal place of beginning of the lands herein described and witnessed by an iron pin w/disc (#7931) found South 55°01'52" East, a distance of 0.10 feet from said corner and the principal place of beginning;

Course 1 Thence North 37°02'24" West, along the Northeasterly right of way for said US 250 (Milan Road) and the State of Ohio parcel, a distance of 118.28 feet to a 5/8" iron pin set at anangle point on said line;

Course 2 Thence North 30°11'50"West, continuing along the the Northeasterly right of way for said US 250 (Milan Road) and the State of Ohio parcel, a distance of 50.36 feet to a 5/8" iron pin set at an angle point on said line;

Course 3 Thence North 04°08'45" East, continuing along the the Northeasterly right of way for said US 250 (Milan Road) and the State of Ohio parcel, a distance of 31.89 feet to a 5/8" iron pin set at an angle point on said line;

Course 4 Thence North 37°02'24" West, continuing along the the Northeasterly right of way for said US 250 (Milan Road) and the State of Ohio parcel, a distance of 18.71 feet to a 5/8" iron pin set on Northwesterly line of a parcel of land conveyed to Park Place Shopping Center LLC by deed recorded in Instrument No. 201903718 of Erie County Records;

Course 5 Thence North 52°57'36" East, along a Northwesterly line of said Park Place Shopping Center LLC parcel, a distance of 268.01 feet to an Northeasterly interior corner of said parcel and witnessed by a 3/4" iron pipe found North 47°14'44" East, a distance of 0.08 feet;

Course 6 Thence South 37°02'24" East, along the Westerly line of said Park Place Shopping Center LLC parcel, a distance of 210.99 feet a 5/8" iron pin set;

Course 7 Thence South 52°57'36" West, along the extension of and along the Northerly line of Sublot 6 in the said A. Peter & Belle B. Kob's Subdivision, a distance of 295.01 feet to the principal place of beginning and containing 1.4048 Acre (61,192 Square Feet), according to a surveyed by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff & Associates, dated January 31, 2020.

PARCEL 1B

Situated in the Township of Perkins, County of Erie, State of Ohio and known as being of part of Original Lot No. 3, Hallam Tract Section 2, Perkins Township and is further bounded and described as follows:

Beginning at an 1" iron pin monument at the center line Station 190+10.84 of US 250 (Milan Road) and formerly known as Station 244+36.14 per Centerline Survey Plat for Ohio Department of Highway project "ERI-250-1.14" as recorded in Plat Volume 14, Page 84 of Erie County Records, said iron pin being North 37°08'11" West, a distance of 1,738.84 feet from the intersection of said centerline of US 250 (Milan Road) with the centerline of survey of State Route 2 per Centerline Survey Plat for Ohio Department of Highways project "ERI-6-11.30" as recorded in Plat Volume 14. Page 63 of Erie County Records;

Thence North 37°02'24" West, along the center line of said US 250 (Milan Road), a distance of 318.45 feet to the Southwesterly corner of Sublot 8 in said Subdivision;

Thence North 52°58'07" East, a distance of 230.06 feet to the Southeasterly corner of a parcel of land conveyed to Realco Enterprises, LLC by deed recorded in Instrument No. 202006081 of Erie County Records and the principal place of beginning of the lands herein described and witnessed by an iron pin (bent) found South 69°01'06" West, a distance of 0.07 feet from said corner;

Course 1 Thence North 37°02'24" West, along the Northeasterly line of said Realco Enterprises, LLC parcel and continuing along the Northeasterly line of a parcel of land conveyed to Realco Enterprises, LLC by deed recorded in Instrument No. 202006017, a distance of 300.15 feet to the Northeasterly corner of said Realco Enterprises, LLC parcel and witnessed by a 1/2" iron pin found South 77°38'09" West, a distance of 0.17 feet;

Course 2 Thence North 52°57'36" East, a distance of 114.95 feet to a 5/8" iron pin set on the Southwesterly line of a parcel of land conveyed to Park Place Shopping Center LLC by deed recorded in Instrument No. 201903718 of Erie County Records;

Course 3 Thence South 37°02'24" East, along the Southwesterly line of said Park Place Shopping Center LLC parcel, a distance of 300.16 feet a 3/4" iron pipe found at an Southeasterly interior corner of said parcel

Course 4 Thence South 52°58'07" West, along interior line of said Park Place Shopping Center LLC parcel, A.K.A. Harley Davidson Drive (50 Feet Wide) (a Private Roadway), a distance of 114.95 feet to the principal place of beginning and containing 0.7921 Acre (34,502 Square Feet), according to a surveyed by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff & Associates, dated June 22, 2020 .

OWNERS ACCEPTANCE

We, **SWCAP, LLC**, owners of the lands shown hereon, do hereby accept this Map of Survey and Lot Split Plat of the same.

By: John C. Firth PRES.
Printed Name: JOHN C. FIRTH
Title

NOTARY

County of St Joseph)
State of INDIANA) SS

Before me, a Notary Public in and for said County and State, personally appeared John C. Firth representative of **SWCAP, LLC,** Owners of the lands shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally.

In witness whereof, I have hereunto set my hand and official seal at Mishawaka, Indiana, this 21st day of January 2021.

Elizabeth I. Gaver
Notary Public

June 10, 2024
Commission expiration

ELIZABETH I GAVER
Notary Public, State of Indiana
St. Joseph County
Commission # 684055
My Commission Expires
June 10, 2024

APPROVAL BY ZONING INSPECTOR

This Boundary Survey and Lot Split Plat approved and accepted by the Zoning Inspector of the Township of Perkins, Ohio.

this_____ day of_____, 20____.

Zoning Inspector

SURVEY REFERENCES:

1. A. Peter & Belle B. Kob's Subdivision recorded in Plat Volume 15, Page 4 of Erie County Records.
2. ALTA/ACSM Survey for Southwest Dining, Inc. Dated February 2, 1996. Prepared by G. Barton Survey Co.
3. O.D.O.T Plans ERI-250-0.00, PID No. 88407, Dated Sept. 12, 2013.
4. O.D.O.T Center Line Plan, Dated February 27, 1960, recorded in Plat Volume 14, Page 63 Erie County Records.
5. Plat of Survey for Sandusky Center Partnership, 2.2415 Acres, Lot 3 Hallam Tract, Dated Dec. 22, 1994. Prepared by John Hancock & Associates.
6. Map of Survey for Brad C. Mathewson, prepared by Hartung & Associates Engineers & Surveyors Dated March, 2008.
7. Map of Survey for Brad C. Mathewson, Combined Parcel, prepared by Hartung & Associates Engineers & Surveyors Dated April, 2008.
8. Various Deeds from Erie County Records.

APPROVAL BY ERIE REGIONAL PLANNING OFFICE

This Boundary Survey, Consolidation and Lot Split Plat approved and accepted by the Eire Regional Planning Office.

this_____ day of_____, 20____.

Erie Regional Planning Commissioner

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37.07 of the Ohio Administrative Code **only.** No Field Verifications for Accuracy made.

Engineer/Surveyor, Erie County Engineer's
Date: 1-25-2021

SURVEY CERTIFICATION

This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof.
The basis of bearings for this survey is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct. Field work was performed in June 22, 2020.

Steven J. Metcalf
Registered Surveyor No. 8622-Ohio

October 13, 2020
Date

STATE OF OHIO
STEVEN J. METCALF
S-8622
REGISTERED
PROFESSIONAL SURVEYOR

LEGEND

- ◎ IRON PIN/PIPE FOUND
- ● 5/8"X30" IRON PIN SET WITH CAP "NEFF-8622"
- ▣ MONUMENT BOX FOUND

REV NO	DATE	DESCRIPTION
	12-14-20	Revised Pacel 1A – ODOT take added
	10-22-20	Submit to for Recording
	02-17-20	Submit to client

DWG NAME	DRAWN BY	CH'CD BY	JOB NO
14100-010-LS	TEW	SJM	14100-010

60 30 15 0 NORTH
SCALE 1 INCH = 30 FEET
24 x 36 SHEETS ONLY

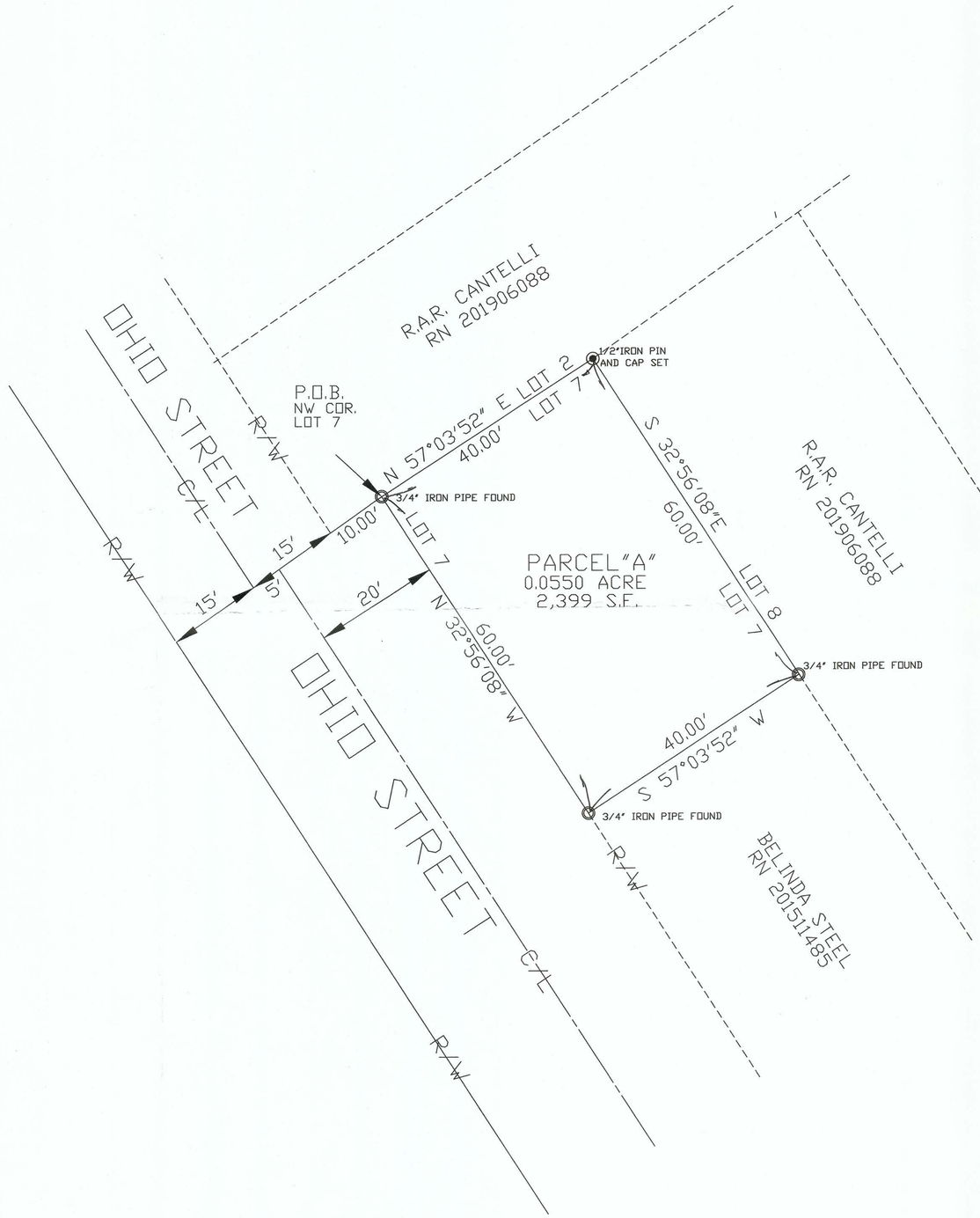
MAP OF SURVEY AND LOT SPLIT PLAT

SWCAP, LLC - 5200 MILAN ROAD
TOWNSHIP OF PERKINS - COUNTY OF ERIE - STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6405 York Road | Parma Heights, Ohio 44130
Tel: 440.884.3100 | Fax: 440.884.3104
www.neffassociates.com

SHEET NO.
1 OF1

N:\LAND DEVELOPMENT\Proj\14100-010 Raising Canes - Sandusky\Survey\14100-010-LS(rev).dwg, 12/15/2020 3:40:50 PM, tworsech



ODOT GPS

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

○ INICATES 1"IRON PIPE FOUND

◉ INDICATES 1/2"IRON PIN & CAP SET

MAP OF SURVEY
FOR
ADRIANA CANTELLI,TRUSTEE

PART SUBLOT 7 GEO. DEWITT'S PLAT NO.5 PV 5 PG 20
PERKINS TOWNSHIP SECTION 2
ERIE COUNTY STATE OF OHIO
JULY 2021 SCALE 1"=10'

REV.7/21/2021
REV. 7/26/2021

I HEREBY CERTIFY THE WITHIN
TO BE A TRUE REPRESENTATION
OF A SURVEY MADE BY ME.

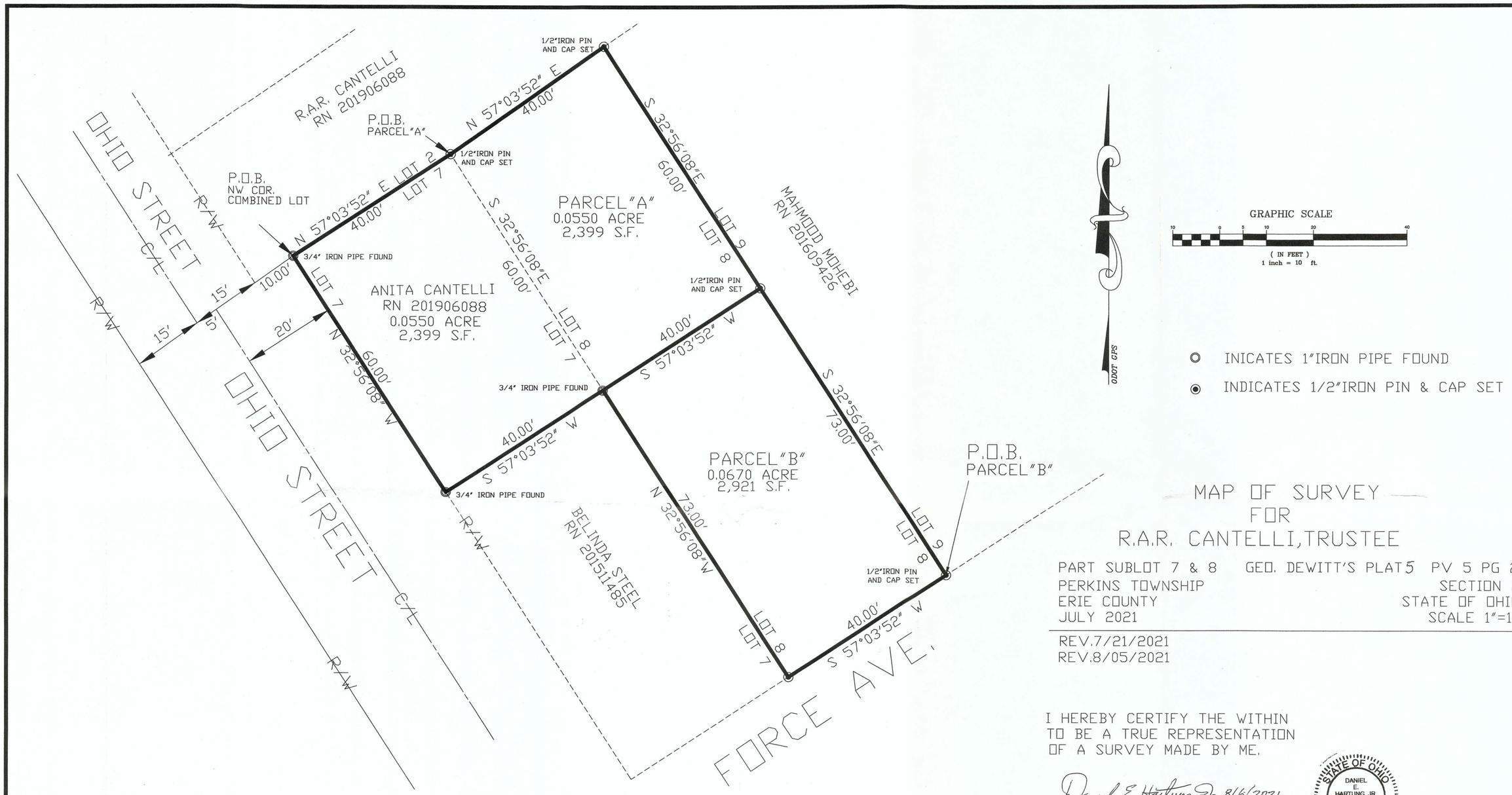
Daniel E. Hartung Jr 7/26/2021
DANIEL E. HARTUNG,JR,PE,PS

STATE OF OHIO
DANIEL E. HARTUNG, JR.
S-5667
REGISTERED PROFESSIONAL SURVEYOR

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only, No Field Verifications
For Accuracy made.

Engineer/Surveyor, Erie County Engineer's
Date: 7-26-2021

HARTUNG & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 426, 346 NORTH MAIN ST.,HURON,OH 44839-0426
(419) 433-4321 FAX(419) 433-7879
DANIEL E. HARTUNG JR.,PE,PS



MAP OF SURVEY FOR R.A.R. CANTELLI, TRUSTEE

PART SUBLOT 7 & 8 GEO. DEWITT'S PLAT 5 PV 5 PG 20
PERKINS TOWNSHIP SECTION 2
ERIE COUNTY STATE OF OHIO
JULY 2021 SCALE 1"=10'

REV.7/21/2021
REV.8/05/2021

I HEREBY CERTIFY THE WITHIN
TO BE A TRUE REPRESENTATION
OF A SURVEY MADE BY ME.

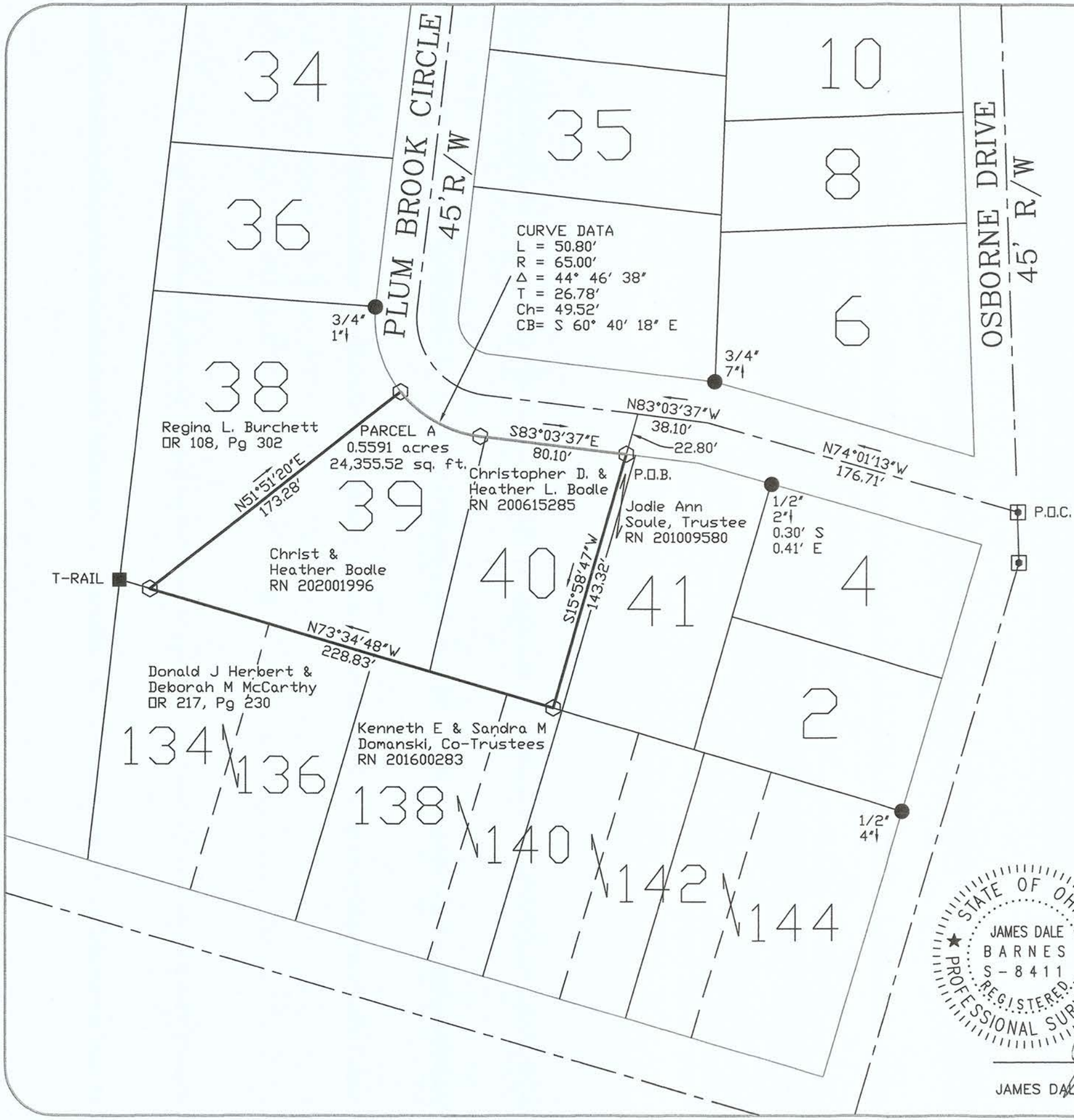
Daniel E. Hartung Jr. 8/6/2021
DANIEL E. HARTUNG, JR, PE, PS

STATE OF OHIO
DANIEL E. HARTUNG, JR.
S-5667
REGISTERED PROFESSIONAL SURVEYOR

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's
Date: 8-9-2021

HARTUNG & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 426, 346 NORTH MAIN ST., HURON, OH 44839-0426
(419) 433-4321 FAX(419) 433-7879
DANIEL E. HARTUNG JR., PE, PS



1" = 60'

0 60 120 180

SCALE FEET

LEGEND

SET	FOUND	DESCRIPTION
⊛	▲	MONUMENT
⊕	◒	RAILROAD SPIKE
⊘	◪	P.K. NAIL
○	●	IRON PIPE
⊹	✚	DRILL HOLE
⬡		5/8"øx30" IRON ROD
	⬢	IRON ROD
	■	FENCE POST
	▲	STONE
	⊡	MONUMENT BOX
	D	DEED
	P	PLAT
	M	MEASURED
	C	CALCULATED
	ø	OUTSIDE DIAMETER
	SR	SURVEY RECORD

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor: Erie County Engineer's

Date: 4-12-2021

REFERENCES

DEED VOLUMES AND PAGES AS SHOWN
PLAT VOLUME 13, PAGE 38

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING APRIL, 2021 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.

STATE OF OHIO
JAMES DALE BARNES
S-8411
REGISTERED
PROFESSIONAL SURVEYOR

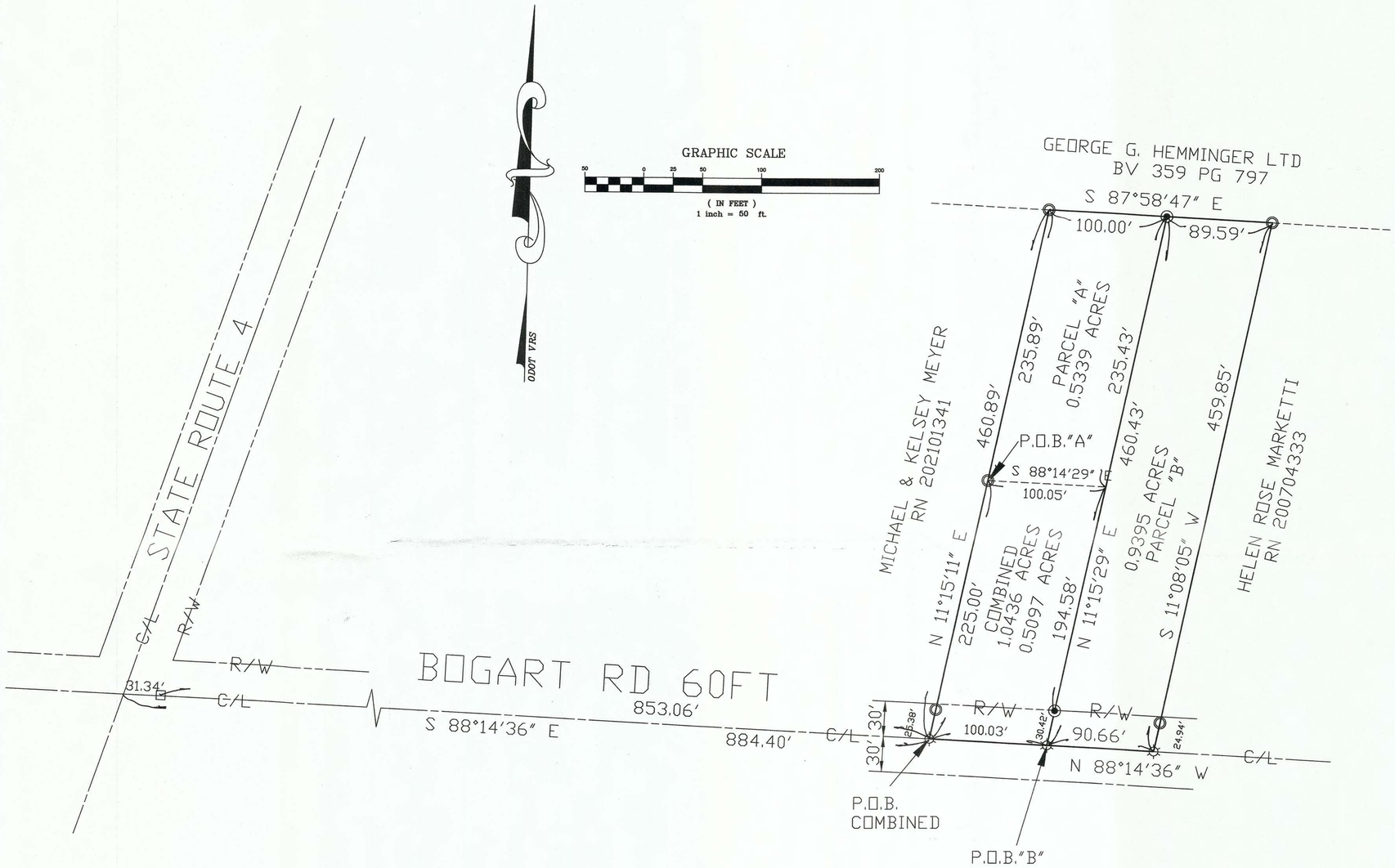
James Dale Barnes 4/5/21

JAMES DALE BARNES, P.S. 8411 DATE

BARNES SURVEYING
10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: CHRIS BODLE

SITUATED IN LOT 39 & PART OF LOT 40 OF THE COUNTRY CLUB ESTATES SUB. IN SECTION 2 OF PERKINS TOWNSHIP, T-6-N, R-23-W, ERIE COUNTY, ΠHIΠ



LEGEND

- □ MONUMENT BOX FOUND
- ◎ 1"IRON PIPE FOUND
- ☼ PK NAIL SET
- ◉ 1/2"IRON PIN & CAP SET

PP# 32-02433.000
PP# 32-02434.000

I HEREBY CERTIFY THE WITHIN TO BE A TRUE REPRESENTATION OF A SURVEY MADE BY ME.

Daniel E Hartung Jr 3/22/2021
DANIEL E. HARTUNG JR,PE,PS

STATE OF OHIO
DANIEL E. HARTUNG, JR.
S-5667
REGISTERED
PROFESSIONAL SURVEYOR

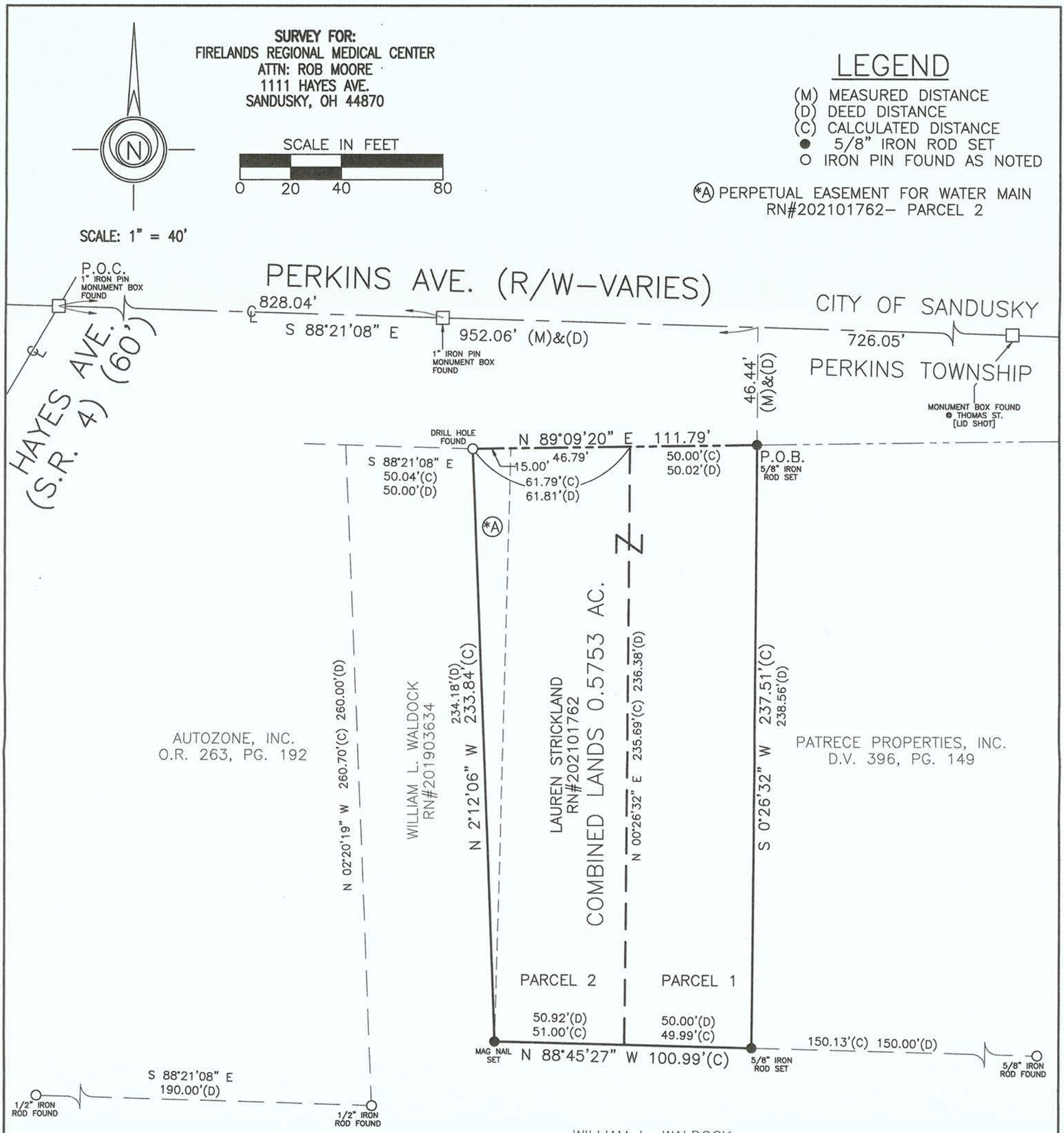
APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor, Erie County Engineer's
Date: 3-22-2021

MAP OF SURVEY FOR JEREMY BROWN

PART LOT 12 1386 AC TRACT
SECTION 3 PERKINS TWP.
ERIE COUNTY,OH MARCH 2021

HARTUNG & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 426, 346 NORTH MAIN ST.,HURON,OH 44839-0426
(419) 433-4321 FAX(419) 433-7879
DANIEL E. HARTUNG JR.,PE,PS



BEARINGS HEREON ARE BASED UPON OHIO STATE PLANE COORDINATES, NAD '83.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES CONDUCTED BY ME PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

STATE OF OHIO
Jeffrey R. Keefe
S-7766
REGISTERED
PROFESSIONAL SURVEYOR

JEFFREY R. KEEFE, P.S.
OHIO R.L.S. 7766

DATE: _____

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

_____
Engineer/Surveyor: Erie County Engineer's

Date: 4-05-2021

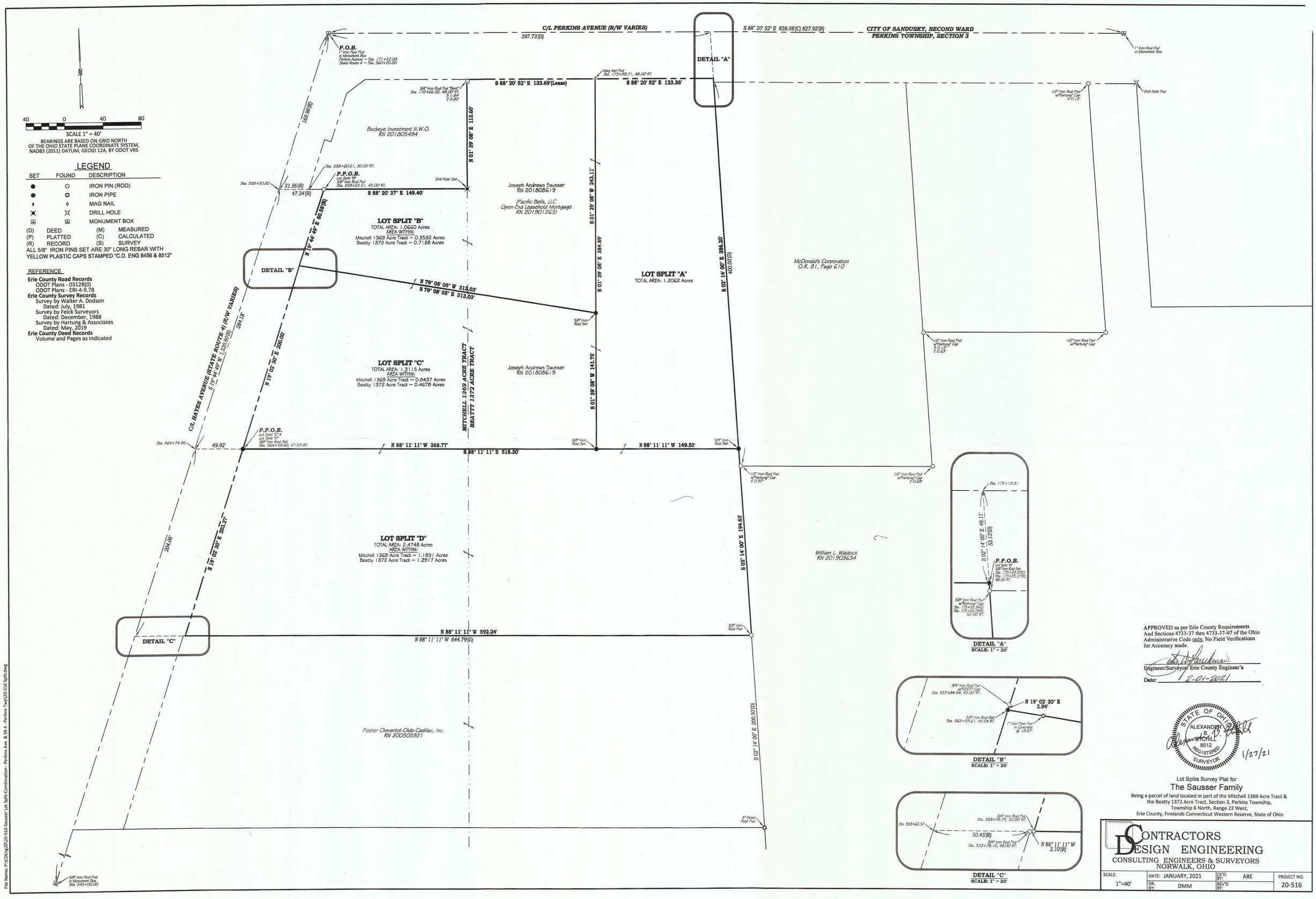
JOB NO.:	21–0049
DRN BY:	JAG
FILE NO.:	21–0049 surv
DATE:	4/02/2021
SCALE:	1"= 40'
SHEET NO.:	1

LOT COMBINATION SURVEY

710 W. PERKINS AVE.
PART OF BEATTY 1372 ACRE TRACT
SECTION 3, T6N, R23W
TOWNSHIP OF PERKINS, ERIE COUNTY, OHIO

RED BARN ENGINEERING INC.
2110 CALDWELL ST
SANDUSKY, OH 44870
PH. (419) 625–7838
REDBARN–ENGINEERING.COM
admin@redbarn–engineering.com

REVISED:



APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor, Erie County Engineer's

Date: 2-01-2021

STATE OF OHIO ALEXANDER B. MITCHILL 8512 REGISTERED SURVEYOR 1/27/21

Lot Splits Survey Plat for

The Sausser Family

Being a parcel of land located in part of the Mitchell 1369 Acre Tract & the Beatty 1372 Acre Tract, Section 3, Perkins Township, Township 6 North, Range 23 West, Erie County, Firelands Connecticut Western Reserve, State of Ohio

CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

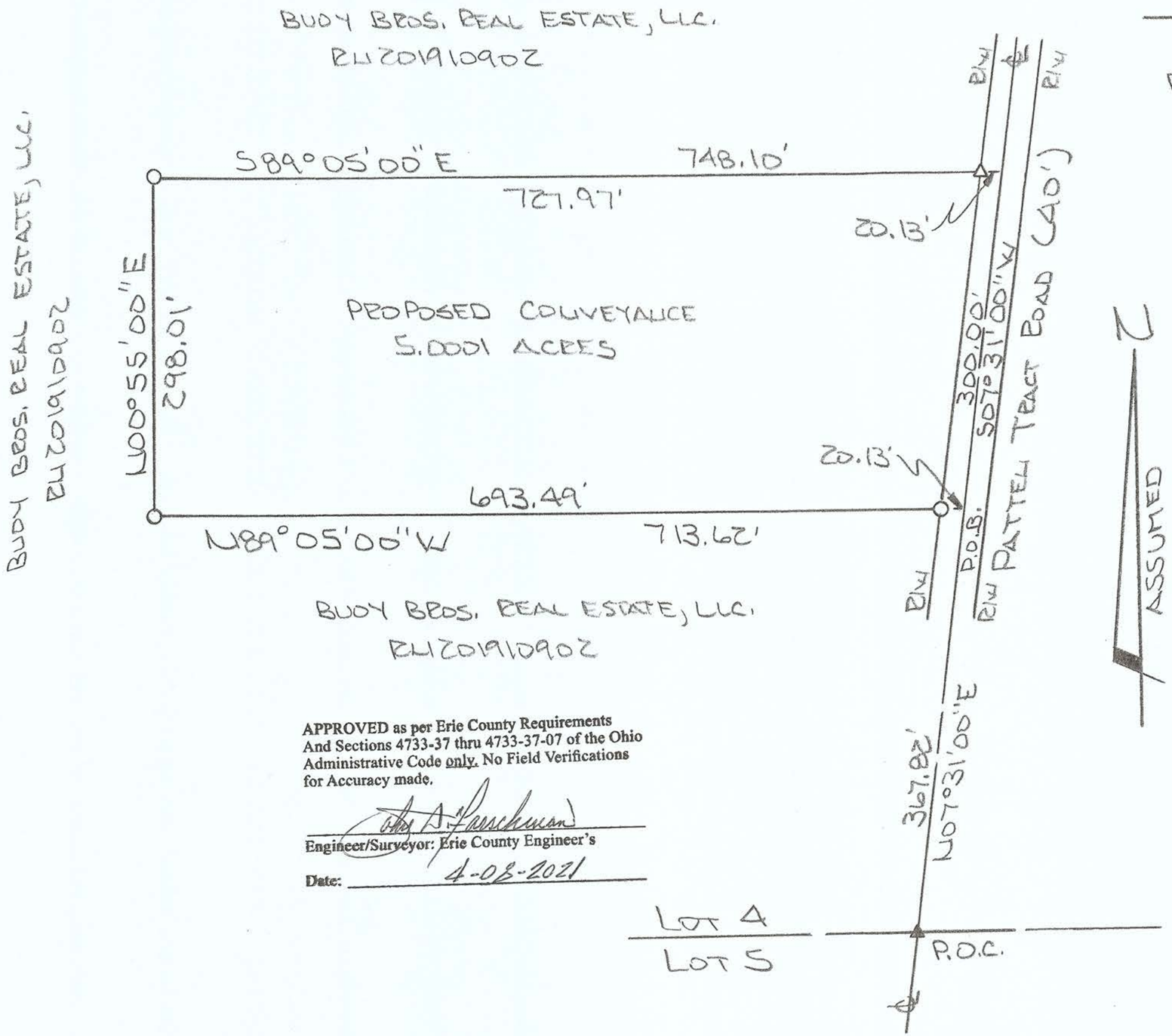
SCALE:	DATE: JANUARY, 2021	CK'D. BY: ABE	PROJECT NO.
1"=40'	DR. BY: DMM	REV'D BY:	20-516

File Name: P:\CDEng\20\20-516-Sausser Lot Split-Combination - Perkins Ave. & SR 4 - Perkins Twp\20-516 Split.dwg

PLAT OF A SURVEY

BEING PART OF LOT NO. 4 IN
JOSEPH B. DARLING'S SURVEY
OF THE PATTEN TRACT
SECTION 4 PERKINS TWP
ERIE COUNTY, OHIO
APRIL 2021

0 100 200 300
SCALE ~ 1" = 100'



APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor: Erie County Engineer's

Date: 4-08-2021

STATE OF OHIO
DAVID A. WILLIAMS
7166
REGISTERED
PROFESSIONAL SURVEYOR

DAVID A. WILLIAMS
REG. SURVEYOR #7166

LEGEND

- ▲ P.K. NAIL FD.
- △ P.K. NAIL SET
- ○ 5/8" I.P. SET

PARCEL 1
0.0183 (AC)

LINE	BEARING	DISTANCE
L1	S 36°32'25" E	11.66'
L2	S 53°27'35" W	68.54'
L3	N 34°05'06" W	11.72'
L4	N 53°30'06" E	68.04'

PARCEL 2
0.0196 (AC)

LINE	BEARING	DISTANCE
L5	S 36°23'20" E	140.20'(R)
L6	S 53°36'30" W	8.90'
L7	N 34°05'06" W	140.30'
L8	N 53°27'35" E	3.26'

PARCEL 3
0.0214 (AC)

LINE	BEARING	DISTANCE
L9	N 53°36'30" E	35.95'(M)
L10	S 11°48'00" W	62.42'
L11	N 34°05'06" W	41.64'
L12	N 53°36'30" E	8.90'

SCALE: 1" = 50'

SCALE IN FEET

0 25 50 100

SURVEY FOR:
WALT KAPISKOSKY & KIM BACNI
616 BIRCHWOOD DR.
SANDUSKY, OH 44870

SURVEY FOR:
IRENE MILLER
518 LINDEN WAY DR.
SANDUSKY, OH 44870

LEGEND

(R) RECORD DISTANCE
(M) MEASURED DISTANCE
(D) DEED DISTANCE
(C) CALCULATED DISTANCE
● 5/8" IRON ROD SET
(STAMPED) RED BARN ENGINEERING
○ IRON PIN FOUND AS NOTED
✖ DRILL HOLE SET

P.O.C.
3/4" IR FOUND
IN MONUMENT BOX
@ VIRGINIA AVE

LINDEN WAY DR. (50')
S 53°27'35" W 680.27'(M)

VIRGINIA AVE. (50')

LEISURE ESTATES #1
P.V. 21, PG. 90

LEISURE ESTATES #6
P.V. 32, PG. 35

1/2" IR FND

135.34'(R)&(M)

S/L 153

WALTER J. KAPISKOSKY &
KIM M. BACNI
RN#200901734
PP#32-04812.000

1/2" IR FND

S 36°32'25" E
13.34'(M)

1/2" IR FND

LEISURE ESTATES #6
P.V. 32, PG. 35

T.P.O.B.
PARCEL 1

L1

25.00'

S/L 152

L4

L2

65.28'

PARCEL 1

L3

5/8" IR FND

T.P.O.B.
PARCEL 2

L8

140.20'(R)

WALTER J. KAPISKOSKY
& KIM M. BACNI
RN#200801578
PARCEL 1
PP#32-0482.002

PARCEL 2

ASHLEY L. HARPER, TR.
RN#201901568
PP#32-04812.001

L7

L5

WALTER J. KAPISKOSKY
& KIM M. BACNI
RN#200801578
PARCEL 2
PP#32-04812.007

5/8" IR FND

T.P.O.B.
PARCEL 3

3/4" IP FND

L9

L6 & L12

L10

PARCEL 3

67.72'(R)

L11

LINCOLNSHIRE
P.V. 21, PG. 13

S/L 41

193.17'(R)&(M)

KAREN S. WESTGATE
RN#201409910
PP#32-04418.000

S/L 168

WALTER J. KAPISKOSKY &
KIM M. BACNI
RN#201907550
PP#32-00130.000

200.09'(R)&(M)

1/2" IR FND

TAMARA K. SCHAEFER
RN#200303921
PP#32-02943.000

1/2" IR FND

S/L 167

LINCOLNSHIRE
P.V. 21, PG. 22

MICHIGAN AVE. (50')

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor: Erie County Engineer's

Date: 6-30-2021

BEARINGS HEREON ARE BASED UPON GRID NORTH OF THE OHIO STATE PLANE COORDINATE GRID SYSTEM, NORTH ZONE (FIPS ZONE 3401) NAD'83, GEOID12A GPS OBSERVATIONS WERE USED TO ESTABLISH THE BEARING FOR THE CENTERLINE OF LINDEN WAY DR.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES CONDUCTED BY ME PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

STATE OF OHIO
Jeffrey R. Keefe
7766
REGISTERED
PROFESSIONAL SURVEYOR

JEFFREY R. KEEFE, P.S. 7766

DATE: 6/25/2021

FIELD WORK PERFORMED: 5/17/2021

JOB NO.:	21-0111-1
DRN BY:	JAG
FILE NO.:	21-0111-1surv
DATE:	6/25/2021
SCALE:	1"= 50'
SHEET NO.:	1

LOT SPLIT/COMBINING LANDS SURVEY

LANDS OF WALTER J. KAPISKOSKY & KIM M. BACNI
PART OF LOT 25 HALLAM TRACT
SECTION 2, T6N, R23W
TOWNSHIP OF PERKINS, ERIE COUNTY, OHIO

RED BARN GROUP, INC.
2110 CALDWELL STREET
SANDUSKY, OH 44870
PH. (419) 625-7838
REDBARN-ENGINEERING.COM

REVISED:

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

- △ INDICATES 1-1/4" IRON PIPE FOUND
- □ INDICATES MONUMENT BOX FOUND
- ◉ INDICATES 1/2"IRON PIN & CAP SET
- ☼ INDICATES PK NAIL SET

ODOT VRS

MAP OF SURVEY FOR CLARENCE PETERS

860 ACRE TRACT SECTION 2
PERKINS TOWNSHIP ERIE CO.OHIO
JUNE 2021 SCALE 1"=50'

I HEREBY CERTIFY THE WITHIN TO BE A TRUE REPRESENTATION OF A SURVEY MADE BY ME.

Daniel E Hartung Jr 6/23/2021
DANIEL E. HARTUNG,JR,PE,PS

STATE OF OHIO
DANIEL E. HARTUNG, JR.
S-5667
REGISTERED
PROFESSIONAL SURVEYOR

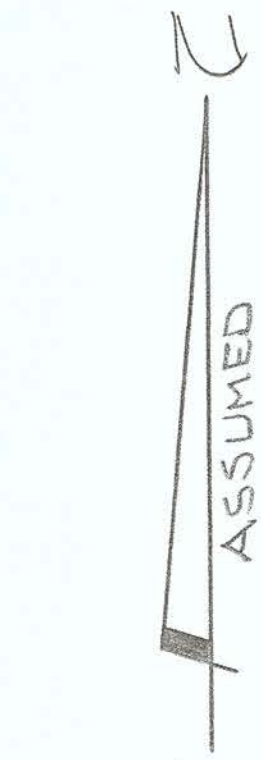
APPROVED as per Erie County Requirements And Sections 4733-37 ff. of the Ohio Administrative Code only. No field verifications for Accuracy made.

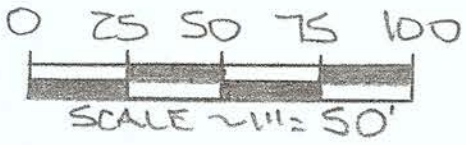
Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's
Date: 6-23-2021

HARTUNG & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 426, 346 NORTH MAIN ST.,HURON,OH 44839-0426
(419) 433-4321 FAX(419) 433-7879
DANIEL E. HARTUNG JR.,PE,PS

PLAT OF A SURVEY

BEING PART OF LOT NUMBER 5
IN THE BEATTY 573 ACRE TRACT
SECTION 4 PERKINS TWP.
ERIE COUNTY, OHIO
JUNE 2021



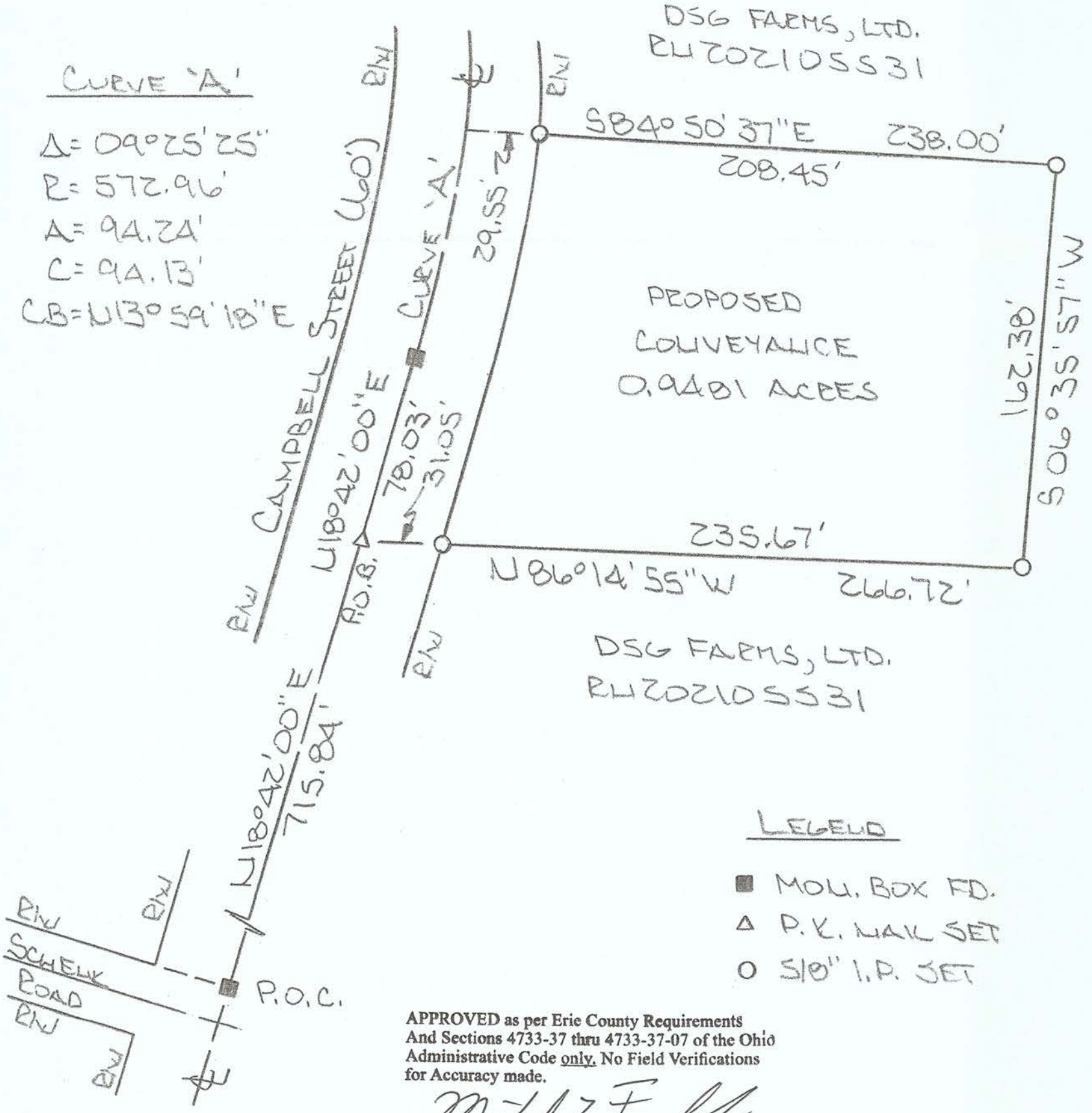


STATE OF OHIO
DAVID A. WILLIAMS
7166
REGISTERED
PROFESSIONAL SURVEYOR

David A. Williams
DAVID A. WILLIAMS
REG. SURVEYOR #7166

CURVE 'A'

Δ = 09°25'25"
R = 572.96'
A = 94.24'
C = 94.13'
CB = N13°59'18"E



LEGEND

- ■ MON. BOX FD.
- △ P.K. NAIL SET
- ○ 5/8" I.P. SET

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael J. Farrell
Engineer/Surveyor: Erie County Engineer's

Date: 6-14-2021

C/L FOX ROAD

P.O.B. 1" Iron Rod Fnd in Monument Box

S 08° 11' 11" W 871.36'(D)

1" Iron Rod Fnd in Monument Box

S 17° 51' 11" W 458.44'(D)

80 0 80 160

SCALE 1" = 80'

BEARINGS ARE BASED ON S 31° 34' 50" W FOR THE CENTERLINE OF PATTEN TRACT ROAD PER DEED FOR JASON M. HERMES & ASHLEY L. HERMES AS RECORDED IN RN 201908206 OF THE ERIE COUNTY RECORDER'S OFFICE

LEGEND

SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
♦	◊	MAG NAIL
[A]	[A]	MONUMENT BOX

(D) DEED (M) MEASURED
(P) PLATTED (C) CALCULATED
(R) RECORD (S) SURVEY

ALL 5/8" IRON RODS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"

REFERENCE

Erie County Roadway Records
Plans for Patten Tract Road #43 Improvement
Erie County Survey Records
Survey by Baharoglu & Associates
Dated: March, 1985
Survey by Baharoglu & Associates
Dated: April, 1992
Survey by Baharoglu & Associates
Dated: March, 2003
Erie County Deed Records
Volume and Pages as Indicated

Douglas C. Miller & Linda M. Miller RN 201605197

775.95'

5/8" Iron Rod Fnd w/"Baharoglu" Cap

S 88° 22' 41" E 1,058.61'(D)

5/8" Iron Rod Fnd

282.66'

NORTH LINE ORIGINAL LOT 6

1/2" Iron Rod Fnd

Gary E. Miller O.R. 169, Page 343

Eric W. Troke & Dawn M. Troke RN 200110650

S 01° 33' 18" W 235.12'(D) 174.17'

1/2" Iron Rod Fnd "Ebert"

Sandra M. Ebert & David J. Ebert O.R. 139, Page 363

60.35'

1/2" Iron Rod Fnd

1/2" Iron Rod Fnd @ 23.05' & 0.33'

S 88° 22' 41" E 225.62'(D)

1" Iron Rod Fnd in Monument Box

76.25'(D)

P.P.O.B. Lot Split "A" Mag Nail Set

C/L PATTEN TRACT ROAD (60' R/W)

N 02° 36' 00" W 539.82'

LOT SPLIT "A"
TOTAL AREA: 13.8026 Acres
AREA WITHIN R/W: 0.1607 Acres (7,000.0000 Sq. Ft.)

S 31° 34' 50" W 350.00'

S 31° 34' 50" W 580.06'(D)

P.P.O.B. "Remaining Lands" Mag Nail Set

5/8" Iron Rod Set @ 23.05'

50'

S 31° 34' 50" W 200.06'

Ro-Bern Acres, Inc. D.V. 428, Page 585

N 88° 22' 41" W 1,069.98'

S 88° 22' 41" E 1,069.98'

Jason M. Hermes & Ashley L. Hermes RN 201908206

N 02° 36' 00" W 1211.79'

E1

1" Iron Rod Fnd in Monument Box

ORIGINAL LOT 9

ORIGINAL LOT 6

WEST LINE ORIGINAL LOT 6

N 02° 36' 00" W 671.97'

"REMAINING LANDS"
TOTAL AREA: 12.2062 Acres
AREA WITHIN R/W: 0.0892 Acres (3,886.3006 Sq. Ft.)

C2

Board of County Commissioners of Erie County D.V. 382, Page 578

50'

25.80'

1/2" Iron Rod Fnd 3.63.51" W 0.13'

N 88° 43' 29" W 362.08'(D) 362.40'(D)

1/2" Iron Rod Fnd E 0.50'

Jason J. Hacker & Eva. M. Drinkwater RN 200213601

S 01° 16' 31" W 126.00'(D)

C1

5/8" Iron Rod Fnd w/"Baharoglu" Cap N 0.15' E 0.18'

SOUTH LINE ORIGINAL LOT 6
N 88° 43' 29" W 385.06'(D)

1/2" Iron Rod Fnd

N 88° 43' 29" W 336.30'(M) 336.43'(D)

1/2" Iron Rod Fnd w/"Baharoglu" Cap E 0.37'

William Hudson Webb, Jr. RN 201700868

1" Iron Rod Fnd in Monument Box Sta. 301+12.01

ZONING REGULATIONS

AGRICULTURE (A):

Minimum Lot Frontage:	300 feet
Minimum Front Setback:	60 feet
Minimum Rear Setback:	50 feet
Minimum Side Setback:	25 feet

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 58° 25' 10" W	25.00'(D)

CURVE TABLE

CURVE	CURVE LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	769.79'	1,432.40'	30° 47' 30"	S 16° 11' 05" W	760.56'
C2	410.63'	1,457.40'	16° 08' 36"	S 23° 30' 32" W	409.27'

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's

Date: 6-24-2021

STATE OF OHIO ALEXANDER B. ETCHILL 8512 REGISTERED SURVEYOR

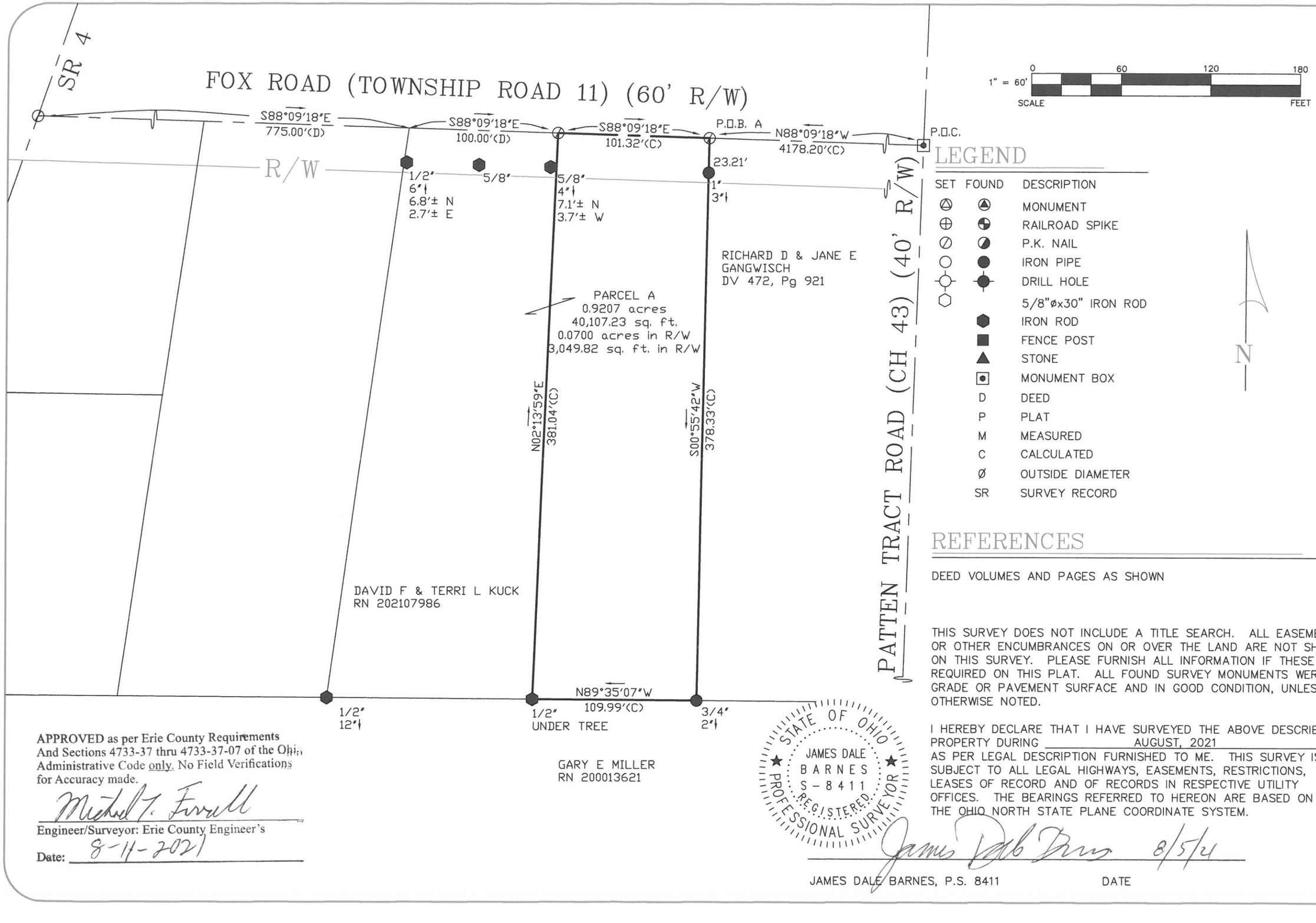
6/23/21

Lot Split Survey Plat for
THE HERMES FAMILY
Being a parcel of land located in part of Original Lot 6 of the Beatty Tract, Section 4, Perkins Township, Township 6 North, Range 23 West, Erie County, Firelands Connecticut Western Reserve, State of Ohio

CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE:	DATE:	CK'D. BY:	PROJECT NO.
1"=80'	JUNE, 2021	ABE	21-239
	DR. BY: DMM	REV'D BY:	

File Name: \\ADSERVER\Data2\CDEng21\21-239-Hermes Lot Split - Patten Tract- Perkins Twp-Erie Co\21-239 split.dwg



LEGEND

SET	FOUND	DESCRIPTION
△	▲	MONUMENT
⊕	◒	RAILROAD SPIKE
⊘	◪	P.K. NAIL
○	●	IRON PIPE
⊹	✦	DRILL HOLE
⬡		5/8"øx30" IRON ROD
	⬢	IRON ROD
	■	FENCE POST
	▲	STONE
	⊡	MONUMENT BOX
	D	DEED
	P	PLAT
	M	MEASURED
	C	CALCULATED
	ø	OUTSIDE DIAMETER
	SR	SURVEY RECORD

REFERENCES

DEED VOLUMES AND PAGES AS SHOWN

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING AUGUST, 2021 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.

STATE OF OHIO
JAMES DALE BARNES
S-8411
REGISTERED PROFESSIONAL SURVEYOR

James Dale Barnes 8/5/21

JAMES DALE BARNES, P.S. 8411 DATE

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell

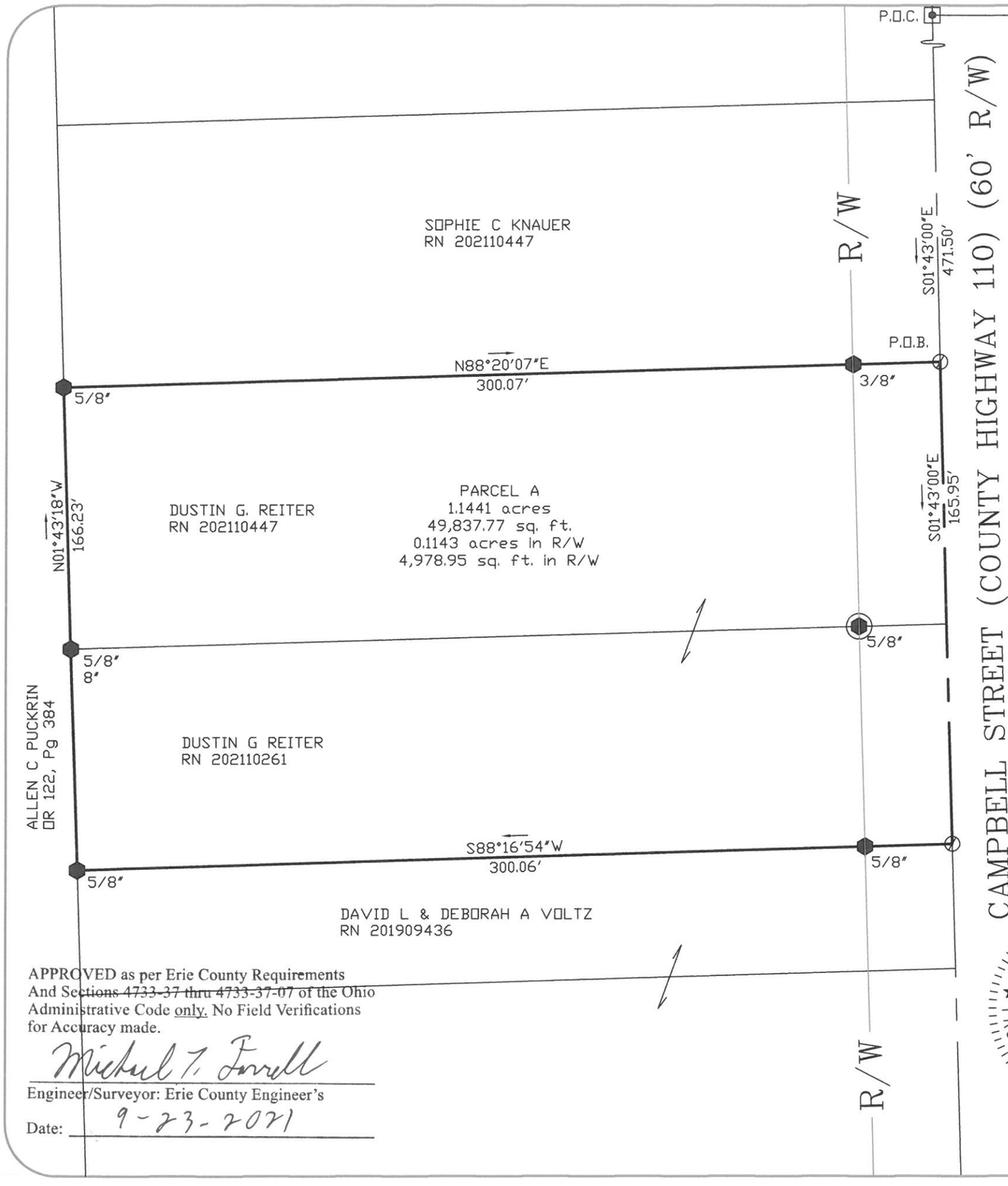
Engineer/Surveyor: Erie County Engineer's

Date: 8-11-2021

BARNES SURVEYING
10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: DAVID KUCK

SITUATED IN THE BEATTY 390 ACRE TRACT, SECTION 4, PERKINS TOWNSHIP, TOWN-6-NORTH, RANGE-23-WEST, ERIE COUNTY, OHIO



1" = 40'

0 40 80 120

SCALE FEET

LEGEND

SET	FOUND	DESCRIPTION
⊜	▲	MONUMENT
⊕	◒	RAILROAD SPIKE
⊘	◪	P.K. NAIL
○	●	IRON PIPE
⊹	✦	DRILL HOLE
⬡		5/8"ø x30" IRON ROD
	⬢	IRON ROD
	■	FENCE POST
	▲	STONE
	⊡	MONUMENT BOX
	D	DEED
	P	PLAT
	M	MEASURED
	C	CALCULATED
	Ø	OUTSIDE DIAMETER
	SR	SURVEY RECORD

N

REFERENCES

DEED VOLUMES AND PAGES AS SHOWN

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I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING SEPTEMBER, 2021 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.

STATE OF OHIO
JAMES DALE BARNES
S-8411
REGISTERED PROFESSIONAL SURVEYOR

James Dale Barnes 9/22/21

JAMES DALE BARNES, P.S. 8411 DATE

APPROVED as per Erie County Requirements
And Sections ~~4733-37 thru 4733-37-07~~ of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell

Engineer/Surveyor: Erie County Engineer's

Date: 9-23-2021

BARNES SURVEYING
10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: DUSTIN REITER

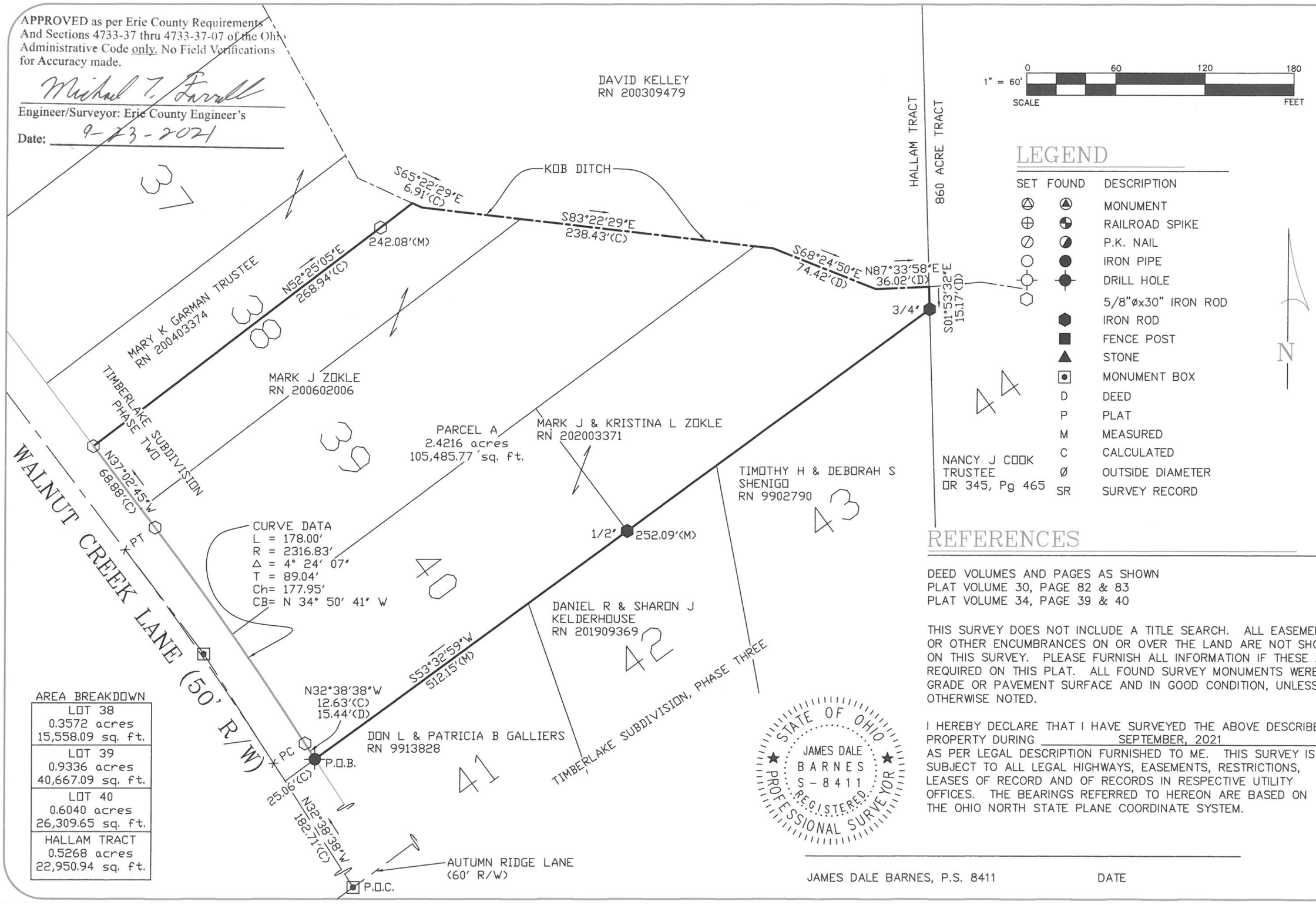
SITUATED IN PART OF LOT 7 OF THE BEATTY 1372 ACRE TRACT IN SECTION 3 OF PERKINS TOWNSHIP, TOWN-6-NORTH, RANGE-23-WEST, ERIE COUNTY, OHIO

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell

Engineer/Surveyor: Erie County Engineer's

Date: 9-23-2021



LEGEND

SET	FOUND	DESCRIPTION
△	▲	MONUMENT
⊕	◒	RAILROAD SPIKE
⊘	◪	P.K. NAIL
○	●	IRON PIPE
⊙	⊙	DRILL HOLE
⬡		5/8"øx30" IRON ROD
	⬢	IRON ROD
	■	FENCE POST
	▲	STONE
	⊡	MONUMENT BOX
	D	DEED
	P	PLAT
	M	MEASURED
	C	CALCULATED
	ø	OUTSIDE DIAMETER
	SR	SURVEY RECORD

AREA BREAKDOWN

LOT 38	0.3572 acres 15,558.09 sq. ft.
LOT 39	0.9336 acres 40,667.09 sq. ft.
LOT 40	0.6040 acres 26,309.65 sq. ft.
HALLAM TRACT	0.5268 acres 22,950.94 sq. ft.

REFERENCES

DEED VOLUMES AND PAGES AS SHOWN
PLAT VOLUME 30, PAGE 82 & 83
PLAT VOLUME 34, PAGE 39 & 40

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING SEPTEMBER, 2021 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.

STATE OF OHIO
JAMES DALE BARNES
S-8411
REGISTERED PROFESSIONAL SURVEYOR

JAMES DALE BARNES, P.S. 8411 DATE

BARNES SURVEYING
10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: MARK ZOKLE

SITUATED IN PART OF LOT 38, ALL OF LOTS 39 & 40, AND PART OF THE HALLAM TRACT IN SECTION 2, PERKINS TOWNSHIP, T-6-N, R-23-W, ERIE COUNTY, OHIO