

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

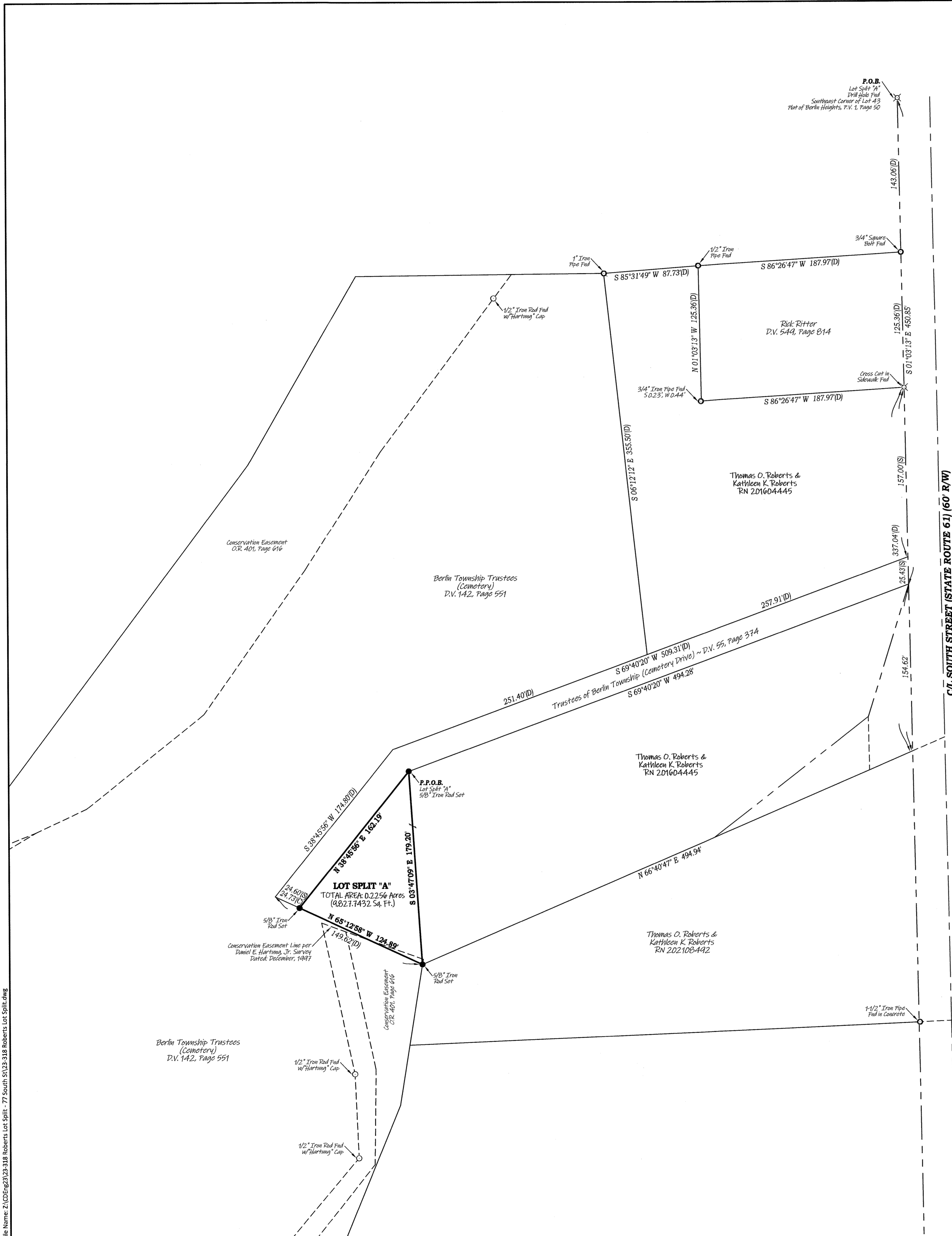
**LEGEND**

SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
○	○	IRON PIPE
×	×	DRILL HOLE
(D)	(M)	MEASURED
(P)	(C)	CALCULATED
(R)	(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 Road Records**  
ERI-61-3-81  
Plat of Berlin Heights  
**Erie County Plat Records**  
Plat Volume 1, Page 50  
**Erie County Survey Records**  
Survey by John Hancock & Associates  
Dated: May, 1987  
Survey by Hartung & Associates  
Dated: December, 1997  
**Erie County Deed Records**  
Volumes 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.

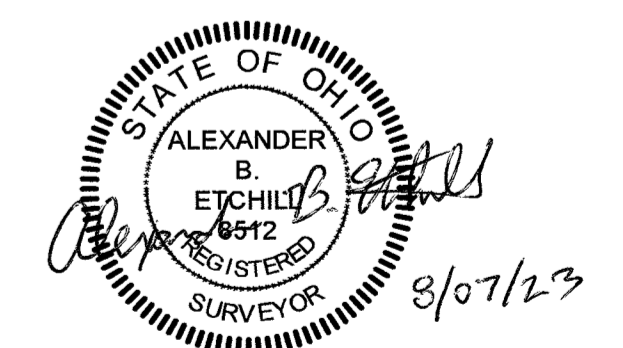
*Michael T. Farrell*  
Engineer/Surveyor: Erie County Engineer's  
Date: 8-8-2023

**LOT SPLIT "A" LEGAL DESCRIPTION**

Being a parcel of land located in part of Lot 6, Subrange 7, Section 4, Village of Berlin Heights, Berlin Township, Township 5 North, Range 21 West, Erie County, Fireland Connecticut Western Reserve, State of Ohio, and further particularly described as follows:

Beginning at a drill hole found in the sidewalk at the intersection of the southeasterly corner of Lot 43 of the plat of Berlin Heights, Plat Volume 1, Page 50 and the west right-of-way line of South Street (State Route 61) (60' R/W); Thence South 03° 03' 13" East, along the west right-of-way line of South Street (State Route 61), a distance of 143.06 feet to a point at a southeasterly corner of land now or formerly owned by the Trustees of Berlin Township (Cemetery Drive) as recorded in Deed Volume 55, Page 374, passing over a 3/4" square bolt found at a distance of 143.06 feet and a cross cut found in a sidewalk at a distance of 268.42 feet; Thence South 64° 40' 20" West, along a southerly line of said Trustees of Berlin Township's (Cemetery Drive) land, a distance of 444.28 feet to a 5/8" iron rod set and being the principal place of beginning;

- Thence South 03° 47' 04" East, a distance of 179.20 feet to a 5/8" iron rod set at a northwesterly corner of land now or formerly owned by Thomas O. Roberts & Kathleen K. Roberts as recorded in RN 222108-442 of the Erie County Recorder's Office and a northeasterly corner of land now or formerly owned by Berlin Township Trustees (Cemetery) as recorded in Deed Volume 142, Page 551 of the Erie County Recorder's Office;
- Thence North 65° 12' 58" West, along a westerly line of said Berlin Township Trustees' (Cemetery) land, a distance of 124.84 feet to a 5/8" iron rod set at a southwesterly corner of said Trustees of Berlin Township's (Cemetery Drive) land;
- Thence North 38° 45' 56" East, along a southerly line of said Trustees of Berlin Township's (Cemetery Drive) land, a distance of 162.19 feet to the principal place of beginning and containing 0.2256 acres (9,827.7432 sq. ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.



**LOT SPLIT SURVEY PLAT FOR THE ROBERTS FAMILY**

Being a parcel of land located in part of Lot 6, Subrange 7, Section 4, Village of Berlin Heights, Berlin Township, Township 5 North, Range 21 West, Erie County, Firelands Connecticut Western Reserve, State of Ohio

**CONTRACTORS DESIGN ENGINEERING**  
CONSULTING ENGINEERS & SURVEYORS  
NORWALK, OHIO

SCALE: 1" = 50'	DATE: AUGUST, 2023	BY: DMM	ABE	PROJECT NO. 23-318
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File Name: Z:\02mg23\23-318 Roberts Lot Split.dwg