LOT SPLIT

FOR

BON SECOURS MERCY HEALTH

SITUATED IN THE VILLAGE OF WAKEMAN, COUNTY OF HURON, STATE OF OHIO,
KNOWN AS BEING PART OF GREAT LOT 35, SECTION 3, TOWNSHIP 4 NORTH, RANGE 20 WEST
ORIGINAL WAKEMAN TOWNSHIP

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
- P/L PROPERTY LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY

CURVE REFERENCE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	296.76'(R&U)	1528.45' (R&U)	296.42'(C)	S 84°36'58" W	153.72' (R&U)	10°00'00" (R&U)
C2	1409.86'(C) 1410.17'(R)	1145.92' (R&U)	1322.80'(C)	S 44°22'11" W	809.79'(C) 809.98'(R)	70°29'34"(C) 70°30'30"(R)
C3	296.76'(R&U)	1528.45' (R&U)	296.42'(C)	S 04°07'25" W	153.72' (R&U)	10°00'00" (R&U)
C4	256.08'(R&U)	1478.45' (R&U)	257.71'(R&U)	S 84°36'58" W	129.35' (R&U)	10°00'00" (R&U)
C5	1346.34'(C)	1095.92'(C)	1264.89'(C)	S 44°22'11" W	774.41'(C)	70°29'34"(C)
C6	397.21'(C)	1095.92'(C)	395.04'(C)	S 69°13'58" W	200.81'(C)	20°45'59"(C)
C7	352.47'(C)	1095.92'(C)	350.95'(C)	N 49°35'19" E	177.77'(C)	18°25'28"(C)
C8	262.67'(C) 265.00'(R)	1095.92' (R&U)	262.04'(C) 264.35'(R)	S 32°33'22" W	131.84'(C) 133.15'(R)	13°43'58"(C) 13°51'16"(R)
C9	175.95'(C) 178.83'(R)	1095.92' (R&U)	175.77'(C) 178.63'(R)	S 19°14'56" W	88.17'(C) 89.41'(R)	09°11'57"(C) 09°20'57"(R)
C10	48.32'(C) 48.90'(R)	1095.92' (R&U)	48.32'(C) 48.90'(R)	S 10°23'12" W	24.17'(C) 24.45'(R)	02°31'35"(C) 02°33'24"(R)
C11	1089.21'(C)	870.17'(C)	1019.48'(C)	N 53°45'24" E	628.95'(C)	71°43'07"(C)

LINE REFERENCE TABLE		
L-1	87.46'(C) 87.50'(R)	N 89°06'51" E
L-2	218.83'(C) 219.33'(R)	N 00°54'32" W
L-3	50.01'(R&U)	N 87°44'27" E
L-4	328.27'(C) 328.71'(R)	S 89°58'40" E
L-5	24.00'(R&U)	S 04°07'25" W
L-6	318.83'(C) 319.00'(R)	N 89°58'40" W
L-7	49.57'(C) 44.89'(R)	S 88°37'58" W
L-8	58.72'(C) 57.14'(R)	S 00°52'35" E
L-9	43.00'(R&U)	N 35°06'55" E
L-10	66.83'(C) 66.00'(R)	N 47°53'07" W

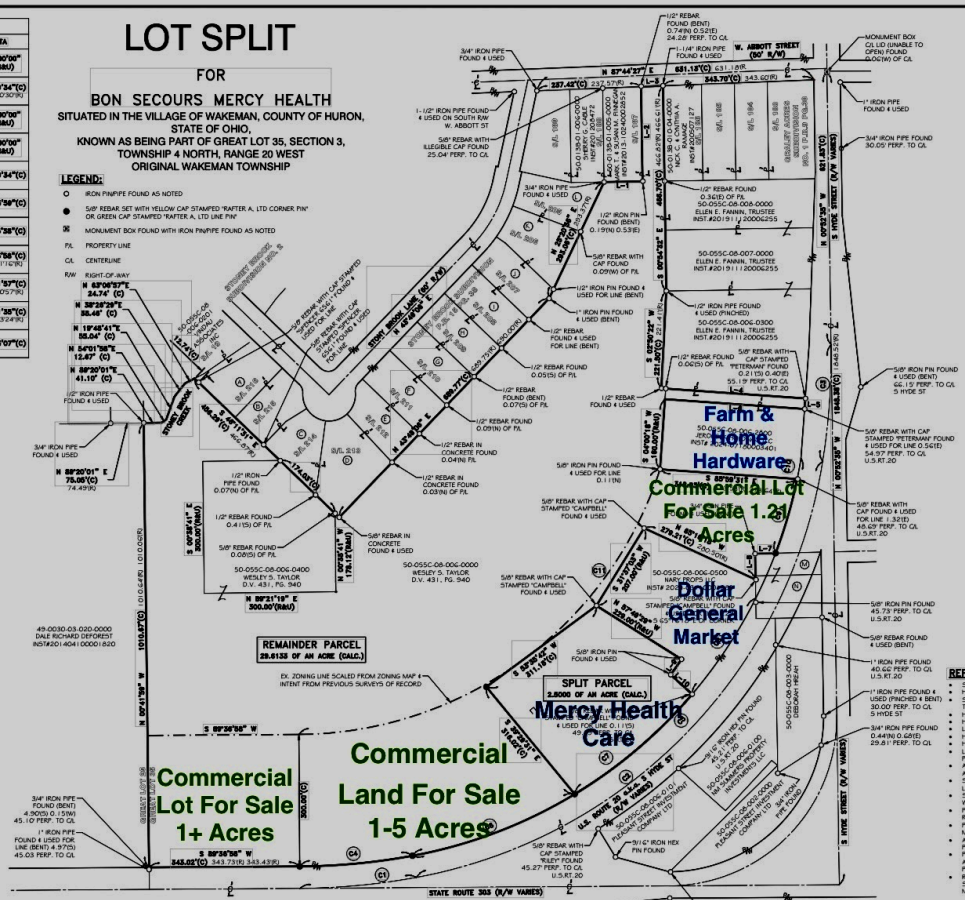
A	50-055C-08-006-2100 JANET M. VINCENT INST# 2018-030500011270	H	50-055C-08-006-1400 HURON COUNTY HOLDINGS LLC INST#2020-022600011295
B	50-055C-08-006-2000 JANET M. VINCENT INST# 2018-031200011414	I	50055C080061300 KELLA SNYDER OR SURV. WILLIAM B SNYDER INST#2022-050200002838
C	50-055C-08-006-1900 ANDREA HIVEN INST# 2023-052200004720	J	50-055C-08-006-1200 REYNALDO TORRES JR & JANUARY J. TORRES INST#2005-03966 OR 004160086
D	50-055C-08-006-1800 SANDRA L. & JOHN M. CORTE INST#2020-121800084111	K	50-055C-08-006-1100 JEFFREY C. & WENDY R. GRAHAM INST#2021-111300008729
E	50-055C-08-006-1700 RODGER G. SIMON INST#2015-120300007024	L	50-055C-08-006-1000 BRANDON M. & EMANDA F. MILLER INST#200504250 OR 00382 00342
F	50-055C-08-006-1600 MICHELLE L. MAGYAR INST#2020-100200006471	M	50-055C-08-005-0000 SHEILA A. KLIBANE, TRUSTEE INST# 2024-031100011089
G	50-055C-08-006-1500 BELINDA WALKER INST#2019-122300007205	N	50-055C-08-004-0000 SHEILA A. KLIBANE, TRUSTEE INST# 2024-031100011089

PRELIMINARY

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF S HYDE STREET AND IS ASSUMED TO BE NORTH 00° 52' 35" WEST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JANUARY THROUGH MARCH OF 2025.



REFERENCES:

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- HURON COUNTY TAX MAPS
- STATE OF OHIO NORWALK-OBERLIN ROAD I.C.H. 290 SEC.P WAKEMAN TOWNSHIP NOV. 1922
- HUR-20-II.7.56-24.66 HURON COUNTY 1960
- HUR-20-16.35 / LOR-20-0.00 RIGHT-OF-WAY PLANS 2007
- LOR-20-0.1950 RIGHT-OF-WAY PLANS
- HUR-303-0.1979 RIGHT-OF-WAY PLANS
- HUR-20-23.01-1920
- LOT SPLIT SURVEY, CAMPBELL & ASSOCIATES, INC. SURVEYING JAMES. F. YURKSCHATT P.S.7809, DATED AUGUST 24, 2022
- ALTA/ACSM LAND TITLE SURVEY FOR THE HUTTON COMPANY, PETERMAN ASSOCIATES, INC. NICK E. NIGH P.S.7384, DATED OCTOBER 6, 2006
- SURVEY OF PARCEL A & B PREPARED FOR J & M GRADEY ET. AL., WILLIAM LEE SPENCER P.S.6561, DATED JANUARY 21, 1994
- SURVEY OF PARCEL A & B PREPARED FOR G. VINCENT & E. BUCKLEY, WILLIAM LEE SPENCER P.S.6561, DATED APRIL 23, 1992
- PLAT OF SURVEY FOR SHIRLEY STERK, HETRICK, CULVER & ASSOC. RUSSEL P. HETRICK P.S.6510, DATED JUNE 12, 1991
- PLAT OF SURVEY FOR FERRELLGAS, TIMOTHY RILEY P.S.6925, DATED MAY 4, 2001
- A RETRACEMENT SURVEY OF THE VILLAGE OF WAKEMAN, TIMOTHY RILEY P.S.6925, DATED DECEMBER 21, 2012
- PLAT OF SURVEY OF KENNETH C. BUCKLEY ET. AL., BAHAROGLULI & ASSOCIATES ENGINEERS & SURVEYORS RONALD A. MOREHOUSE P.S.5340, DATED JULY 1976
- RETRACEMENT FOR THE WAKEMAN AMERICAN LEGION, VECTOR SURVEYING SERVICES, LLC TIMOTHY D. HOZALSKI P.S.8677, DATED NOVEMBER 15, 2016

REV.	BY	DATE	DESCRIPTION
1	JAD	02-28-2025	PRELIMINARY ISSUE TO CLIENT

GRAPHIC SCALE 0 50 100 200 (IN FEET) SCALE: 1" = 100'

P.P.N. 50-055C-08-006-0000
LOT SPLIT SURVEY
PROJECT LOCATION DESCRIPTION

BON SECOURS MERCY HEALTH
1701 MERCY HEALTH PLACE
CINCINNATI, OHIO 45237

RAFTER A, LTD
LAND SURVEYING • ENGINEERING • TESTING
42853 Oberlin-Elyria Road, Oberlin, Ohio 44074
440-707-4014 • www.rafters.com • info@rafters.com

DRAWN BY: MSP | CHECKED BY: JAD
JOB No: 3667-24 | SHEET 1 of 1