

RECEIVED _____, 20____
RECORDED _____, 20____
BOOK _____ PAGE _____
COUNTY RECORDER

LOR-20-19.40

LORAIN COUNTY, OHIO
CITY OF ELYRIA
TOWNSHIP 6, RANGE 17
LOTS 11, 12, 21, 22 EAST OF BLACK RIVER
CONNECTICUT WESTERN RESERVE

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS SHOWN HEREON ARE BASED A BEARING OF NORTH 67°57'02" EAST FOR THE CENTERLINE OF CLEVELAND STREET (US ROUTE 20), AS MEASURED FROM GRID NORTH AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

NOTE: COORDINATES LISTED HEREON ARE PROJECT GROUND, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

NOTE: THE EXISTING RIGHT-OF-WAY WIDTH AND LOCATION WERE ESTABLISHED USING RECORD DEEDS AND PLATS ON FILE WITH THE OFFICE OF THE RECORDER FOR LORAIN COUNTY, OHIO AND RIGHT-OF-WAY PLANS ON FILE WITH THE DISTRICT REAL ESTATE OFFICE, SPECIFICALLY LOR-SH31-SECS D, E & ELYRIA (1932 & 1947), LOR-57-16.42 (1959) AND LOR-57-11.74 (1961).

THE BASIS OF STATIONING FOR THE $\mathcal{C}$ s OF BOTH US 20 AND SR 57 WERE THE TWO SR 57 RIGHT-OF-WAY PLANS REFERENCED ABOVE.

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

CURVE DATA
 $\mathcal{C}$ OF R/W SR 57

P.I.Sta. 846+70.43
 $\Delta = 02^{\circ} 00' 00''$ (LT)
R = 3,819.53'
L = 133.33'
C = 133.32'
C.B. = N 00° 04' 56" E

P.I.Sta. 860+14.10
 $\Delta = 02^{\circ} 30' 00''$ (RT)
R = 3,055.91'
L = 133.34'
C = 133.33'
C.B. = N 08° 40' 04" W

P.I.Sta. 863+87.44
 $\Delta = 02^{\circ} 30' 00''$ (RT)
R = 3,055.91'
L = 133.34'
C = 133.33'
C.B. = N 00° 10' 04" W

P.I.Sta. 849+12.31
 $\Delta = 07^{\circ} 00' 00''$ (LT)
R = 2,864.79'
L = 350.00'
C = 349.78'
C.B. = N 04° 25' 04" W

P.I.Sta. 870+47.62
 $\Delta = 18^{\circ} 00' 00''$ (RT)
R = 1,273.67'
L = 400.14'
C = 398.49'
C.B. = N 09° 35' 02" E

P.I.Sta. 877+23.86
 $\Delta = 18^{\circ} 00' 00''$ (LT)
R = 1,273.67'
L = 400.14'
C = 398.49'
C.B. = N 09° 35' 02" E

P.I.Sta. 851+53.76
 $\Delta = 02^{\circ} 00' 00''$ (LT)
R = 3,819.66'
L = 133.33'
C = 133.33'
C.B. = N 08° 55' 04" W

P.I.Sta. 862+00.87
 $\Delta = 06^{\circ} 00' 00''$ (RT)
R = 2,291.83'
L = 240.00'
C = 239.89'
C.B. = N 04° 25' 04" W

NO TRANSFER NECESSARY
CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
DEPUTY

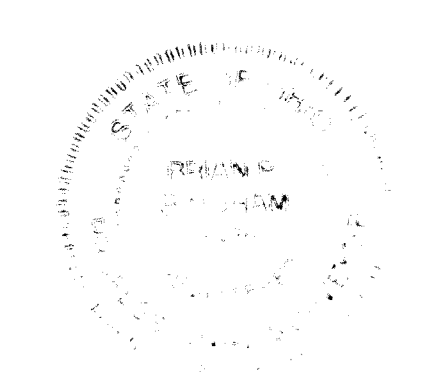
2026-0104137
PLAT Fee: \$259.20 Page 1 of 3
Recorded: 7/20/2026 at 10:05 AM
Receipt: T20260017508
Lorain County Recorder Mike Doran

Plat Vol 119
Pg 86 87 88

MONUMENT LEGEND

- EXISTING MONUMENT BOX
- I.R.F. IRON PIN FOUND
- ⊙ I.R.F. IRON PIN FOUND W/ ID CAP
- ⊙ R.F. IRON PIPE FOUND
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET
- I.R.S. IRON PIN SET W/ ID CAP (STRUCTUREPOINT - PS 8438)

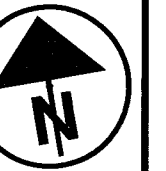
SURVEYORS SEAL



I, Brian P. Bingham, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation on November 2, 2016. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates (US Survey Feet) by a Project Adjustment Factor of 1.000075696. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersection, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Brian P. Bingham, Professional Land Surveyor 8438

Date: _____



0 50 100 200
HORIZONTAL
SCALE IN FEET

PID NO.
101359

R/W DESIGNER
MJB
R/W REVIEWER
BPB

CENTERLINE PLAT

LOR-20-19.40

1/3
2/8

95
101

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01-2016-00925-C-Design\101359-RW-Sheets\101359RC003.dgn

PROJECT GROUND COORDINATES - US SURVEY FEET								PROPOSED R/ W MONUMENTS	STATE PLANE GRID COORDINATES						MONUMENTS TO BE RESET		
PROJECT COORDINATES (US SURVEY FEET) ARE RELATIVE TO STATE PLANE GRID COORDINATES (METERS)									HORIZONTAL DATUM - NAD83(NSRS2011), OHIO NORTH ZONE (3401) FROM CORS VERTICAL DATUM NAVD 88 1103 DEFINED BY GPS FROM CORS USING GEOID12A						AFTER CONSTRUCTION		
BY A PROJECT ADJUSTMENT FACTOR (PAF) MULTIPLIER OF : 3.281081679															ITEM 623E40520		ITEM 623
C/ L OF RIGHT OF WAY US 20									RIGHT OF WAY		BOUNDARY						
PIN (TYPE "B")									PIN (TYPE "B")								
LOR-57-11.74/ 16.42 & SH-31 SEC. ELYRIA & D																	
NAME	STATION	OFFSET (ft)	RT/LT	NORTH (ft)	EAST (ft)	ELEVATION (ft)	FEATURE	DESCRIPTION	NAME	NORTH (m)	EAST (m)	ORTHO HT (m)	NORTH (US FT)	EAST (US FT)			
RW700	10+32.60	33.00	RT	623497.237	2084501.178	0.000	IPINS	3/4" X 30" REBAR WITH 2" ALUM. CAP "ODOT RW PS 8438"	RW700	190027.9537	635309.1395	0.000	623450.0448	2084343.4019			
RW701	10+63.36	48.70	RT	623494.238	2084535.588	0.000	IPINS	3/4" X 30" REBAR WITH 2" ALUM. CAP "ODOT RW PS 8438"	RW701	190027.0394	635319.6270	0.000	623447.0452	2084377.8094			
RW702	10+76.00	66.13	RT	623482.826	2084553.841	0.000	IPINS	3/4" X 30" REBAR WITH 2" ALUM. CAP "ODOT RW PS 8438"	RW702	190023.5613	635325.1901	0.000	623435.6342	2084396.0611			
RW703	11+49.41	47.00	RT	623528.114	2084614.703	0.000	IPINS	3/4" X 30" REBAR WITH 2" ALUM. CAP "ODOT RW PS 8438"	RW703	190037.3641	635343.7393	0.000	623480.9187	2084456.9182	1		
RW704	13+43.83	47.00	RT	623601.101	2084794.906	0.000	IPINS	3/4" X 30" REBAR WITH 2" ALUM. CAP "ODOT RW PS 8438"	RW704	190059.6090	635398.6611	0.000	623553.9006	2084637.1073	1		
RW705	13+82.55	58.57	RT	623604.913	2084835.134	0.000	IPINS	3/4" X 30" REBAR WITH 2" ALUM. CAP "ODOT RW PS 8438"	RW705	190060.7709	635410.9219	0.000	623557.7126	2084677.3329	1		
								SUBTOTAL MONUMENTS - QUANTITY CARRIED TO CENTERLINE PLAT SHEET 3 OF 7						3		0	
PROJECT GROUND COORDINATES - US SURVEY FEET								EXISTING BOUNDARY MONUMENTS	STATE PLANE GRID COORDINATES								
PROJECT COORDINATES (US SURVEY FEET) ARE RELATIVE TO STATE PLANE GRID COORDINATES (METERS)									HORIZONTAL DATUM - NAD83(NSRS2011), OHIO NORTH ZONE (3401) FROM CORS VERTICAL DATUM NAVD 88 1103 DEFINED BY GPS FROM CORS USING GEOID12A								
BY A PROJECT ADJUSTMENT FACTOR (PAF) MULTIPLIER OF : 3.281081679																	
C/ L OF RIGHT OF WAY US 20																	
PIN (TYPE "B")																	
LOR-57-11.74/ 16.42 & SH-31 SEC. ELYRIA & D																	
NAME	STATION	OFFSET (ft)	RT/LT	NORTH (ft)	EAST (ft)	ELEVATION (ft)	FEATURE	DESCRIPTION	NAME	NORTH (m)	EAST (m)	ORTHO HT (m)	NORTH (US FT)	EAST (US FT)			
11657	30+41.13	31.39	LT	624310.933	2086338.636	0.000	CMON	LORIAN COUNTY CONC. MON.	11657	190275.9499	635869.1554	0.000	624263.6788	2086180.7207			
11658	30+51.08	39.33	LT	624322.028	2086344.883	0.000	IPIN	IRON PIN W/ "KSASSOCIATESINC" CAP	11658	190279.3314	635871.0593	0.000	624274.7730	2086186.9672			
13332	18+66.09	53.02	RT	623791.580	2085281.227	0.000	IPIN	0.765" IRON PIN	13332	190117.6627	635546.8809	0.000	623744.3651	2085123.3917			
14059	18+98.20	34.00	LT	623884.284	2085278.319	0.000	IPIPE	IRON PIPE	14059	190145.9168	635545.9946	0.000	623837.0621	2085120.4839			
15664	11+06.86	146.05	RT	623420.335	2084612.450	0.000	IPIN	0.765" IRON PIN W/ "1BIGROUPS-7740" CAP	15664	190004.5156	635343.0527	0.000	623373.1482	2084454.6653			
16668	10+29.11	174.47	RT	623364.809	2084551.056	0.000	IPIPE	0.825" IRON PIPE	16668	189987.5925	635324.3412	0.000	623317.6264	2084393.2760			
20005	20+95.95	288.84	RT	623659.299	2085582.805	0.000	IPIPE	1" IRON PIPE	20005	190077.3464	635638.7951	0.000	623612.0941	2085424.9469			
20006	21+37.70	287.84	RT	623675.896	2085621.123	0.000	IPIPE	1" IRON PIPE	20006	190082.4048	635650.4736	0.000	623628.6899	2085463.2620			
20008	17+96.53	213.13	RT	623617.073	2085276.860	0.000	IPIPE	1" IRON PIPE	20008	190064.4769	635545.5499	0.000	623569.8713	2085119.0250			
20009	18+66.47	212.91	RT	623643.529	2085341.600	0.000	IPIPE	1" IRON PIPE	20009	190072.5401	635565.2812	0.000	623596.3253	2085183.7601			
20010	21+25.35	212.05	RT	623741.507	2085581.224	0.000	IPIPE	1" IRON PIPE	20010	190102.4016	635638.3132	0.000	623694.2959	2085423.3660			
20076	3+22.20	33.08	LT	623291.794	2083817.937	0.000	IPIPE	1" IRON PIPE	20076	189965.3392	635100.9030	0.000	623244.6169	2083660.2125			
20089	4+80.65	33.06	RT	623289.976	2083989.626	0.000	IPIPE	1" IRON PIPE	20089	189964.7851	635153.2299	0.000	623242.7991	2083831.8885			
20118	4+99.78	33.26	LT	623358.632	2083982.457	0.000	IPIPE	1" IRON PIPE	20118	189985.7099	635151.0450	0.000	623311.4499	2083824.7200			
20135	5+64.62	32.83	LT	623382.575	2084042.715	0.000	IPIPE	1" PINCHED IRON PIPE	20135	189993.0072	635169.4102	0.000	623335.3911	2083884.9735			
20139	4+43.56	32.93	LT	623337.214	2083930.472	0.000	IPIN	0.375" IRON PIN	20139	189979.1822	635135.2011	0.000	623290.0335	2083772.7390			
20179	8+67.39	35.25	LT	623498.481	2084322.436	0.000	IPIN	0.5" IRON PIN	20179	190028.3327	635254.6629	0.000	623451.2883	2084164.6733			
C/ L OF RIGHT OF WAY SR 57																	
15134	867+91.16	129.59	LT	623795.767	2084793.356	0.000	IPIPE	IRON PIPE	15134	190118.9388	635398.1888	0.000	623748.5518	2084635.5576			
15846	864+87.59	84.80	LT	623492.517	2084833.208	0.000	IPIN	IRON PIN W/ "1BIGROUPS-7740" CAP	15846	190026.5150	635410.3348	0.000	623445.3247	2084675.4066			
20002	861+41.30	141.07	RT	623159.567	2085069.531	0.000	MNAIL	MAG NAIL	20002	189925.0394	635482.3607	0.000	623112.3999	2084911.7117			
20003	865+06.26	91.99	RT	623507.844	2085010.325	0.000	IPIPE	1" IRON PIPE	20003	190031.1864	635464.3160	0.000	623460.6506	2084852.5102			
20007	861+51.86	105.53	RT	623165.939	2085033.164	0.000	IPIPE	1" IRON PIPE	20007	189926.9814	635471.2769	0.000	623118.7715	2084875.3475			
SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR. CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.																	

0

101359

R/W DESIGNER

MJW

R/W REVIEWER

BPB

CENTERLINE PLAT

3 / 3

4 / 8

97 / 101

STATE OF OHIO

BRIAN P. SINGHAM

REGISTERED SURVEYOR

Courtesy of Mike Doran Lorain County Recorder