PLAT OF LOT SPLIT AND CONSOLIDATION OF P.P.N. 09-00-026-000-014 10705 LEAVITT ROAD P.P.N. 09-00-026-000-013 OBERLIN, OHIO

FOR

GEORGE W. AND PATRICIA ANN RANDALL

SITUATED IN THE TOWNSHIP OF RUSSIA, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT No. 26

APPROVED LORAIN CO. MAP DEPT. — DATE 6-2-03 — PAGE 9-00-026A — BY JHatfield — #03-01379

P.P.N. 09-00-026-000-014
Ruth C. and Anthony A. Silman
Samuel and Josephine Silman
Peter and Barbara Silman
02-14-2001
Doc. 200173283I Film No. 1678

Remaining Parcel
Acreage 127.35 Acres

P.P.N. 09-00-026-000-013
George W. and Patricia Ann Randall
Vol. 928 Pg. 25

TOTAL	1.9249 Acres	83,850 Sq.ft.
WITHIN R/W	0.1955 Acres	8,514 Sq.ft.
NET	1.7294 Acres	75,336 Sq.ft.

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-033

-034

S 00°00'00" E 258.00' Rec./Meas.

230.00'

5/8"x30" Iron Pin Set

8.00'

5/8" Iron Pin Found Capped (Loose) (0.42'N, 0.75'W)

20.00'

N 90°00'00" E 325.00' Rec./Meas.

292.00'

N 90°00'00" W 325.00' Rec./Meas.

NORTHERLY 8.00 FEET TO BE CONSOLIDATED			
TOTAL	0.0597 Acres	2,601	Sq.ft.
WITHIN R/W	0.0061 Acres	266	Sq.ft.
NET	0.0536 Acres	2,335	Sq.ft.

SOUTHERLY 20.00 FEET TO BE CONSOLIDATED			
TOTAL	0.1492 Acres	6,499	Sq.ft.
WITHIN R/W	0.0152 Acres	662	Sq.ft.
NET	0.1340 Acres	5,837	Sq.ft.

RUSSIA ROAD 60'
(A PUBLIC RIGHT-OF-WAY)

O.L. 16 / O.L. 26

N 89°30'00" W

1" Iron Pin Mon. Fnd. & Used

33.00'

P.O.B.

1090.80' Calc./Meas.

S 00°00'00" E 1098.80' Rec./Meas.

33.14' Obs.

1" Iron Pin Mon. Fnd. & Used

5/8"x30" Iron Pin Set

5/8" Iron Pin Fnd. (0.00'E, 0.05'S)

15.0' Perpetual Easement

5/8"x30" Iron Pin Set

90°00'00" Rec./Turned

33.00'

8.00'

P.P.O.B.

230.00'

N 00°00'00" W 258.00' Rec./Meas.

33.00'

20.00'

O.L. 26
O.L. 25

LEAVITT ROAD 66'
(ASHLAND OBERLIN ROAD)
(OBERLIN NORTH ROAD)
(STATE ROUTE 58)
(A PUBLIC RIGHT-OF-WAY)

LEGEND

P.K. NAIL
MONUMENT BOX
5/8"x30" IRON PIN SET & CAPPED BY DUDLEY, P.S. 6747
DRILL HOLE
IRON PIN FOUND

CENTERLINE
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
ORIGINAL PROP. LINE

REC./R.	RECORD	VOL.	VOLUME
MEAS./M.	MEASURED	PG.	PAGE
CALC./C.	CALCULATED	AC.	ACRES
OBS.	OBSERVED	S.F.	SQUARE FEET
ENCR.	ENCROACHES	C.C.M.R.	CUYAHOGA COUNTY MAP RECORDS
CLR.	CLEARS		
ADJ.	ADJACENT	P.P.N.	PERMANENT PARCEL NUMBER
L.C.A.	LIMITED COMMON AREA	R/W	RIGHT-OF-WAY
D.H.	DRILL HOLE	CL	CENTERLINE
		PL	PROPERTY LINE

DENOTES : ● 5/8"x30" IRON PIN SET & CAPPED BY DUDLEY, P.S. 6747

Basis of Bearings: Centerline bearing of Leavitt Road (S 00°00'00" E) by land conveyed to Robert A Jr. and Drena Braden by deed recorded as Document No. 20000673095 Film No. 1562 of Lorain County Records and land conveyed to Karen J. Harsh by deed recorded in Volume 1012, Page 569 of Lorain County Records.

Deeds of Reference: Land conveyed to George W. and Patricia Ann Randall by deed recorded in Volume 928, Page 25 of Lorain County Records and Land conveyed to Ruth C. and Anthony A. Silman, Samuel and Josephine Silman, Peter and Barbara Silman by deed recorded by Document No. 200173283I of Lorain County Records.

STATE OF OHIO — EDWARD B. DUDLEY — 6747 — REGISTERED PROFESSIONAL SURVEYOR

This Plat of Lot Split was prepared from a field survey, analysis of recorded plats, deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge.

01-09-2003 Rev.
10-29-2002

Edward B. Dudley III — P.S. No. 6747 — Date

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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