Note : Although they are not shown on this Plat of Survey, the following concrete monuments were found and used for the establishment of the Right of Way & Centerline of SR 611 (AKA Colorado Avenue, AKA S.H. 827):

Station 78+00, concrete monument (top sheared) found, 40 ft left of Centerline, Bears S 73 degrees 52' 23" W a distance of 986.92 feet from Conc. Mon. referenced hereon;

Station 80+50, concrete monument (top sheared) found, referenced as 40 ft left of Centerline, Bears S 71 degrees 59' 47" W a distance of 741.11 feet from Conc. Mon. referenced hereon, fitted curve indicates that this monument is S 11 degrees 05' 22" E a distance 0.23 feet from Right of Way;

Note: Prior to adjusting the traverse, this field survey had an error of closure of less than 1: 48,000

Maps Used

State Highway 827 Right of Way Plans
Plat of Survey by Ray Hollis – PP # 03-00-063-000-033 -Nov. 1967
Plat of Survey by McGlinchy & Associates – PP # 03-00-025-000-004 -Feb. 1979
Plat of Survey by McGlinchy & Associates – PP # 03-00-063-000-013 -Mar. 1979
Plat Map by Michael Hura & Associates – Penn Central RR to Roy Kudrin, etal
Plat of Survey by Bramhall Eng. & Surveying Co. – PP # 03-00-026-000-007 - 2002
Plat of Survey of Centerline of Old Colorado Avenue – prior to 1939
1962 Lorain Co. Auditor Tax Map

Recorded Documents Used

Deed Vol. 385 PG 108	Deed Vol. 912 PG 498	Deed Vol. 516 PG 444
Deed Vol. 393 PG 187	Deed Vol. 331 PG 307	Deed Vol. 758 PG 18
Deed Vol. 912 PG 498	Deed Vol. 335 PG 492	Deed Vol. 393 PG 189
Deed Vol. 1128 PG 737	Deed Vol. 1344 PG 454	Deed Vol. 415 PG 560
Deed Vol. 371 PG 217	Deed Vol. 402 PG 397	Deed Vol. 99 PG 58
Deed Vol. 1291 PG 265	Deed Vol. 1084 PG 190	Deed Vol. 1059 PG 709
Deed Vol. 919 PG 891	Deed Vol. 314 PG 569	Deed Vol. 1352 PG 850
O.R. Vol. 1003 PG 638	Deed Vol. 1299 PG 148	O.R. Vol. 512 PG 22
Deed Vol. 1213 PG 781	O.R. Vol. 1243 PG 860	Deed Vol. 1223 PG 91
Instr. # 20060137689	Instr. # 20060137690	Instr. # 20000677576
Instr. # 20020837225	Instr. # 19990627573	

Other Documents Used

Letter from National Archives & Records Administration – October 26, 2006

Line and Curve Data

L1 - Bearing N 37 degrees 18' 48" W a distance of 14.91 feet
L2 - Bearing N 01 degrees 15' 17" E a distance of 27.53 feet
L3 - Bearing N 37 degrees 18' 48" W a distance of 27.40 feet
L4 - Bearing S 58 degrees 48' 26" W a distance of 9.19 feet

A – Arc length distance of 71.97 feet, Radius = 4,297.19 feet,
Central Angle - 0 degrees 57' 35"
Chord Bearing S 69 degrees 47' 39" W
Chord Length of 71.97 feet

B – Arc length distance of 105.29 feet, Radius = 4,297.19 feet,
Central Angle - 1 degrees 24' 14"
Chord Bearing S 70 degrees 55' 17" W
Chord Length of 105.29 feet

C – Arc length distance of 187.14 feet, Radius = 4,297.19 feet,
Central Angle - 2 degrees 29' 43"
Chord Bearing S 70 degrees 31' 02" W
Chord Length of 187.12 feet

D – Arc length distance of 176.59 feet, Radius = 4,297.19 feet,
Central Angle - 2 degrees 21' 16"
Chord Bearing S 73 degrees 01' 59" W
Chord Length of 176.57 feet

Plat of Survey
Lorain County, Ohio
Sheffield Village
Original Sheffield Twp.
Part of Original Lot # 25

Parcel A
That portion of Land a part of PP # 03-00-025-000-049
Conveyed through Instrument # 20060137690 in the name of
Aaron J. Rittenhouse and Mary E. Rittenhouse
that lies within the bounds of PP # 03-00-025-000-007
as described in Deed Vol. 1223 PG 91in the name of
Aaron J. Rittenhouse and Mary E. Rittenhouse
0.6176 Acres as Surveyed, split from PP # 03-00-025-000-049

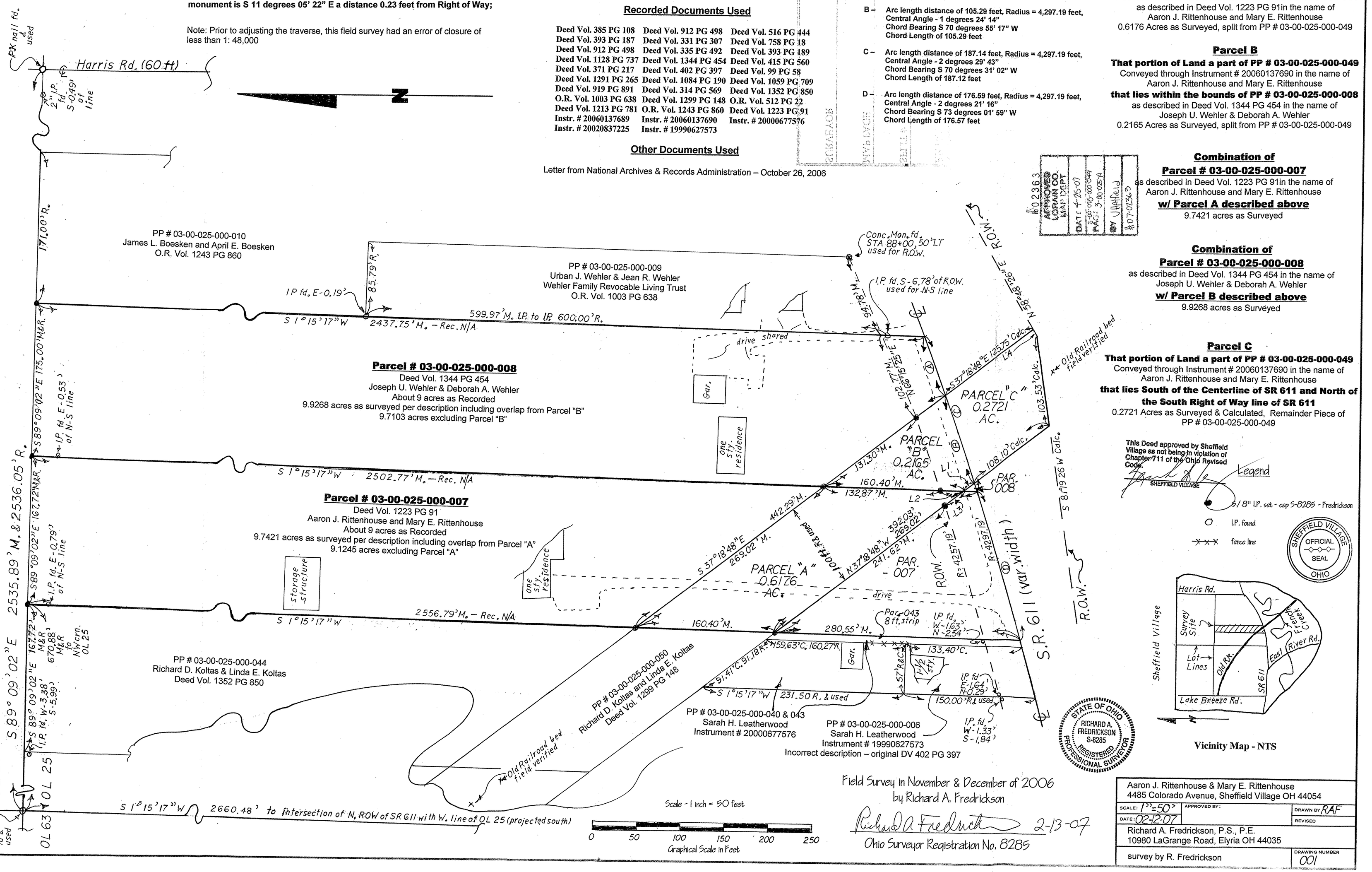
Parcel B
That portion of Land a part of PP # 03-00-025-000-049
Conveyed through Instrument # 20060137690 in the name of
Aaron J. Rittenhouse and Mary E. Rittenhouse
that lies within the bounds of PP # 03-00-025-000-008
as described in Deed Vol. 1344 PG 454 in the name of
Joseph U. Wehler & Deborah A. Wehler
0.2165 Acres as Surveyed, split from PP # 03-00-025-000-049

Combination of
Parcel # 03-00-025-000-007
as described in Deed Vol. 1223 PG 91in the name of
Aaron J. Rittenhouse and Mary E. Rittenhouse
w/ Parcel A described above
9.7421 acres as Surveyed

Combination of
Parcel # 03-00-025-000-008
as described in Deed Vol. 1344 PG 454 in the name of
Joseph U. Wehler & Deborah A. Wehler
w/ Parcel B described above
9.9268 acres as Surveyed

Parcel C
That portion of Land a part of PP # 03-00-025-000-049
Conveyed through Instrument # 20060137690 in the name of
Aaron J. Rittenhouse and Mary E. Rittenhouse
that lies South of the Centerline of SR 611 and North of the South Right of Way line of SR 611
0.2721 Acres as Surveyed & Calculated, Remainder Piece of
PP # 03-00-025-000-049

This Deed approved by Sheffield Village as not being in violation of Chapter 711 of the Ohio Revised Code.
SHEFFIELD VILLAGE



Basis of Bearing – North Lot line of O.L. # 25 assumed to be S 89 degrees 09' 02" E from the 3/4" iron pipe found at the NW corner of O.L. # 25 to a 5/8" iron pin w/ yellow cap set at the NE corner of PP # 03-00-025-000-008. Measured distance is 1,013.60 feet.

Legend
- 5/8" I.P. set - cap S-8285 - Fredrickson
- I.P. found
- fence line

Vicinity Map - NTS

Field Survey in November & December of 2006
by Richard A. Fredrickson

Richard A Fredrickson 2-13-07
Ohio Surveyor Registration No. 8285

Aaron J. Rittenhouse & Mary E. Rittenhouse
4485 Colorado Avenue, Sheffield Village OH 44054

SCALE: 1"=50'	APPROVED BY:	DRAWN BY: RAF
DATE: 02-12-07		REVISED

Richard A. Fredrickson, P.S., P.E.
10980 LaGrange Road, Elyria OH 44035

survey by R. Fredrickson — DRAWING NUMBER 001