Twin Creek Farms, Inc
D.V. 1222 PG 590
PP # 10-00-024-000-200

Plat of Boundary
Survey
State of Ohio
County of Lorain
Twp. of Carlisle
Original Section 24

Parcel Split
PP # 10-00-024-000-149
in the name of
Raymond L. Mohler & Patricia A. Mohler
Title D.V. 1361 PG 175 split into
Parcel "A" - 10.9752 acres surveyed
Parcel "B" - 11.0416 acres surveyed
Remainder - 31.1177 acres surveyed

Parcel Consolidation
Parcel "A" w/
PP # 10-00-024-000-148
14.9772 acres surveyed

Parcel Consolidation
Parcel "B" w/
PP # 10-00-024-000-135
15.0391 acres surveyed

SCALE 1"=100'
0 100 200

Basis of Bearing

Assumed : N 89° 31' 30" E - Center Line of Parsons Road
From IP in MB at Wheeler & Parsons Center Line intersections
to IP in MB on Center line Parsons - 2,690.79' Easterly therefrom

Plat of survey is based upon an actual
field survey performed by Rafter A., LTD. on
9-24, 9-25, 9-29, 10-2, 10-3 & 10-15
All work depicted hereon was performed by or under
the direct supervision of Richard A. Fredrickson, PS

All surveying work depicted hereon meets or
exceeds the minimum standards of OAC 4733-37

References Used

Recordings listed hereon
Plat of Survey by KS Associates - 1993 parcel split
Plat of Survey by Laudon, Simon, Cahl & Assoc. - 1988 parcel split
Plat of Survey by Gary Penfound - 1962 parcel split

Legend

[M] Mon. Box w/ brass capped pin

• 5/8" rebar set w/ stamped plastic cap " Fredrickson" S-8285

• PK nail set

○ iron pipe or pin found as noted

T- post used as angle

fence line surveyed

STATE OF OHIO
RICHARD A. FREDRICKSON
S-8285
REGISTERED
PROFESSIONAL SURVEYOR
12-03-08

3/4" pipe
fd. S- 4.55'
of Prop. Line
not called

N 89° 47' 30" E - 782.69' R & U

N 89° 47' 30" E - 350.00' M

N 89° 47' 30" E - 350.00' M

3/4" pipe
fd. and used

old fence line
found and used
possession

old fence line
found and used
possession

Old corner Post
w/ R/R spike & flagging
fd. & used (loc. - set pin)

Ohio Edison Company
DV 1251 PG 697
PP # 10-00-024-000-098

N 89° 47' 30" E
58.47' M
(rebar to rebar- set)

N 57° 10' 30" E - 927.75' C.

N 0° 21' 07" W - 500.07' R & U

3/4" pipe
fd. E -0.09'
not called

Ohio Edison Company
DV 1251 PG 699
PP # 10-00-024-000-071

N 0° 21' 07" W - 367.16' M

S 0° 57' 46" W - 1,180.91' M

S 0° 41' 56" W - 667.60' M

5/8" rebar set
on possession line
next to wood
fence post

S 1° 41' 53" W - 236.63' M

Parcel "A"
10.9752 acres
as surveyed

Parcel "B"
11.0416 acres
as surveyed

1/2 " pipe fd.
on N-S line
not called

Remainder Parcel
31.1177 acres as surveyed

Parcel "A"
combined w/
PP #
10-00-024-000-148
14.9772 acres as surveyed

Steel T-post fence
found & used
(In ground only - top rusted off)

Barbed wire fence
found and used
as possession line

Mt. Pisgah
Missionary Baptist
Church
DV 1143 PG 782
PP # 10-00-024-000-070

N 0° 21' 07" W - 524.00 C. & about 530 R

N 0° 21' 07" W - 1,363.36' M

S 0° 21' 44" W - 1,874.73' M

S 0° 19' 18" E - 455.58' M

3/4" pipe fd.
& used
called pin

3/4" pipe fd.
& used
called pin

S 89° 30' 26" W obs.
250.10' M & U - 250.00' R

Parcel "B"
combined w/
PP #
10-00-024-000-135
15.0391 acres as surveyed

N 0° 05' 20" W obs.
149.23' M - 148.76' R

16.0.26.4.3
APPROVED
LORAIN CO.
BOARD OF H.

DATE 12-3-08
10-00-024-000-149
10-00-024-H
BY J Hatfield
08-02643

1" pipe fd.
S - 2.94 E - 1.02'
no deed call

S 89° 41' 28" W
349.82' C & U - 350.00' R

3/4" pipe fd. bent
S - 0.40 E - 0.08 from
calc. location

3/4" pipe fd.
& used
called pin

Kevin Palm & Diane Palm
O.R.V. 751 PG 342
PP #
10-00-024-000-148
4.0020 acres as surveyed
4.0000 acres record

Joanne Bradford
O.R.V. 166 PG 118
PP #
10-00-024-000-135
3.9975 acres as surveyed
4.0000 acres record

Patricia A. Hudson
O.R.V. 535 PG 787
PP # 10-00-024-000-072

Mount Pisgah
Missionary Baptist
Church
DV 844 PG 605
PP # 10-00-024-000-027

N 0° 21' 07" W - 487.19' R & U

S 0° 05' 44" E obs. - 697.15' M 696.99' R

S 0° 05' 20" E obs. - 697.23' M 696.99' R

S 0° 06' 32" E obs. - 447.56' M 447.72' R

30.00' C/L
to rebar set

3/4" pipe fd.
29.61' - C/L
E - 0.03'

3/4" pipe fd.
30.16' - C/L
E - 0.09'

3/4" pipe fd.
30.23' - C/L

29.97' C/L
to rebar set

Parsons Road (60 ft)

Carlisle TWP/Sec 24
LaGrange TWP

S 89° 31' 30" W - 812.72' M

S 89° 31' 30" W
00.00' M

S 89° 31' 30" W - 250.00' R & U

S 89° 31' 30" W
165.20' R & U

S 89° 42' 10" W
184.80' R & U

PK set

PK set

PK set

N 89° 31' 30" E -
1,362.87' M & U

1/2" pipe fd.
S - 0.05'
used N-S line

N 89° 31' 30" E - Basis of Bearing
2,690.79' M - Mon to Mon.

Record distances from Mon. Box pin used
for frontage dimensions

Wheeler Road
(60 FT)

Note: The property depicted hereon is not considered a part
of FEMA flood zones according to FIRM 39093C0239D or
FIRM 39093C0238D dated August 19, 2008