

JULY 1991  
SCALE 1" = 30'-0"

PROPOSED LOT SPLIT FROM  
P.P.N. 09-00-085-112-039  
CITY OF OBERLIN, OHIO

EVAN W. NORD, TRUSTEE

AS SHOWN ON THIS DRAWING, AN OBVIOUS ERROR OF 13.50 FEET EXISTS BETWEEN THAT RECORDED BY DEED AND THAT WHICH ACTUALLY EXISTS ON THE GROUND.

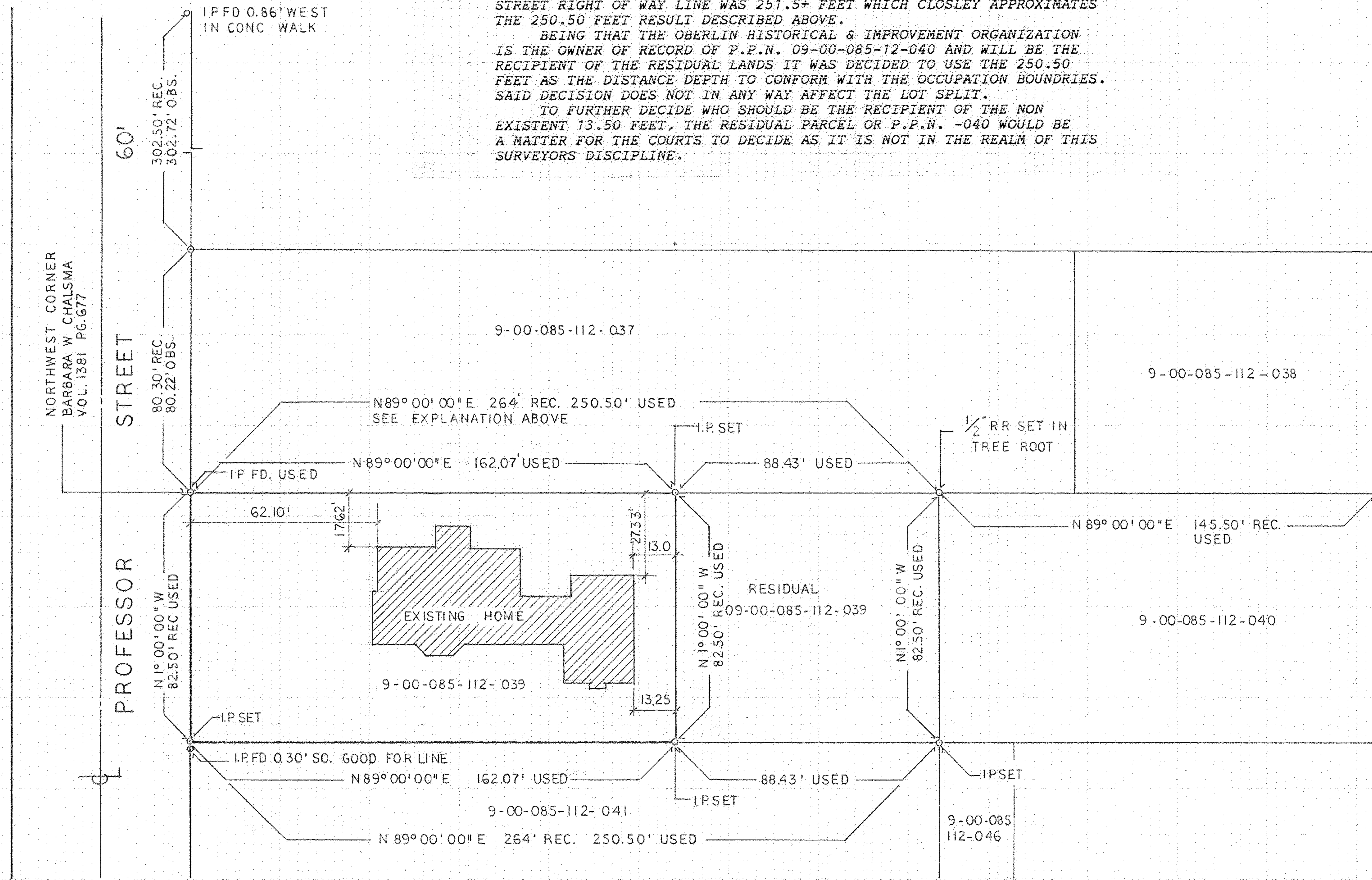
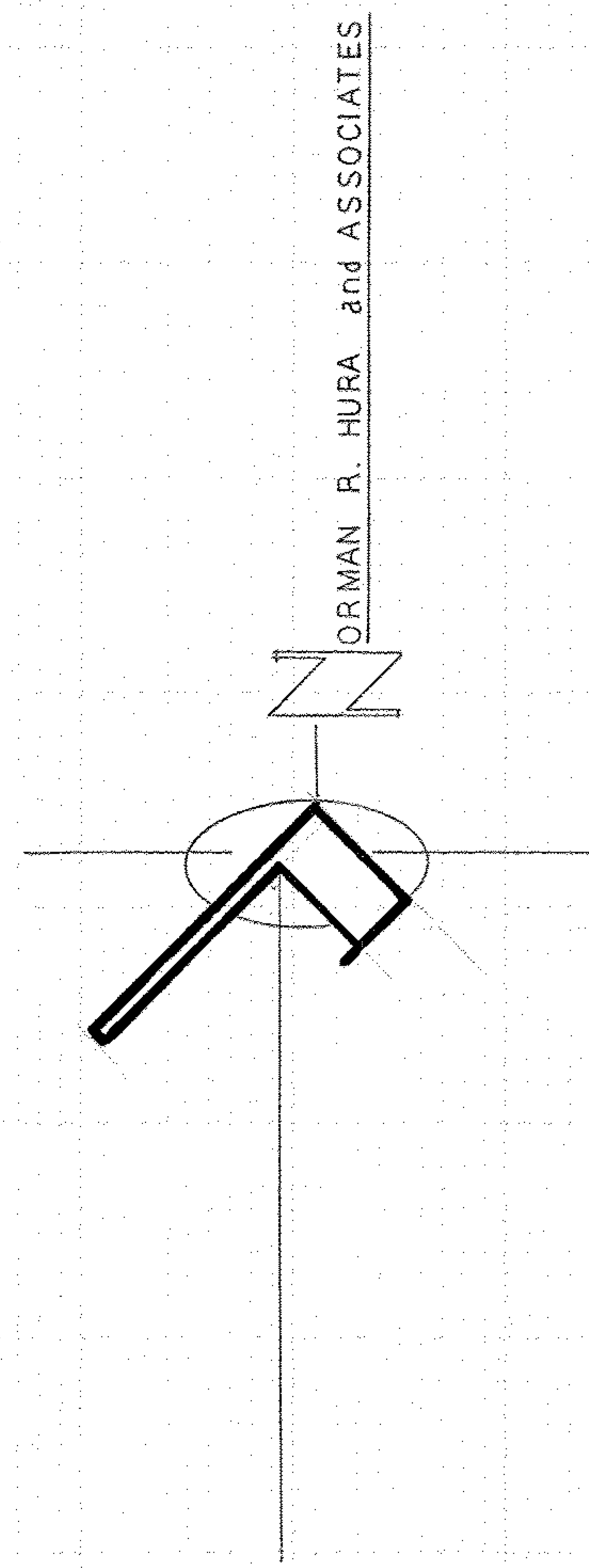
ORIGINAL COUNTY TAX MAPS INDICATE THAT P.P.N 09-00-085-112-037 HAS A DEPTH OF 396 FEET. (EASTERLY FROM THE EAST LINE OF PROFESSOR STREET.

PRIOR TO THE SPLIT OF P.P.N. 09-00-085-112-040 FROM -037, THE DEED DEPTH OF SAME WAS 145.50 FEET. SEE DEED VOLUME 99 PAGE 361, JULIET H. BRAND, GRANTEE, F.F. JEWETT, GRANTOR, 1909. DEDUCTING 145.50 FEET FROM 396 FEET RESULTS IN ONLY 250.50 FEET REMAINING FOR P.P.N. 09-00-085-112-039.

DURING THE ACTUAL SURVEY OF P.P.N. -039, A WIRE FENCE OF UNDETERMINED AGE WAS EVIDENCED. THE FENCE WAS BEING USED AS THE EASTERLY OCCUPATION BOUNDARY LINE OF SAID LOT. THE DEPTH FROM PROFESSOR STREET RIGHT OF WAY LINE WAS 251.5+ FEET WHICH CLOSLEY APPROXIMATES THE 250.50 FEET RESULT DESCRIBED ABOVE.

BEING THAT THE OBERLIN HISTORICAL & IMPROVEMENT ORGANIZATION IS THE OWNER OF RECORD OF P.P.N. 09-00-085-12-040 AND WILL BE THE RECIPIENT OF THE RESIDUAL LANDS IT WAS DECIDED TO USE THE 250.50 FEET AS THE DISTANCE DEPTH TO CONFORM WITH THE OCCUPATION BOUNDRIES. SAID DECISION DOES NOT IN ANY WAY AFFECT THE LOT SPLIT.

TO FURTHER DECIDE WHO SHOULD BE THE RECIPIENT OF THE NON EXISTENT 13.50 FEET, THE RESIDUAL PARCEL OR P.P.N. -040 WOULD BE A MATTER FOR THE COURTS TO DECIDE AS IT IS NOT IN THE REALM OF THIS SURVEYORS DISCIPLINE.



LOT SPLIT DATA

ZONING — R2  
 SQUARE FOOTAGE OF SPLIT PARCEL — 13370.775 SF — 0.307 ACRES  
 PERCENT OF LOT COVERAGE — 24.24 %  
 RESIDUAL LANDS — 7295.475 SF — 0.167 ACRES

P.P.N. OWNERSHIP LISTING

09-00-085-112-037 OBERLIN HISTORICAL & IMPROVEMENT ORGANZ.  
 09-00-085-112-038 OBERLIN HISTORICAL & IMPROVEMENT ORGANZ.  
 09-00-085-112-039 BARBARA W. CHALSMA  
 09-00-085-112-040 OBERLIN HISTORICAL & IMPROVEMENT ORGANZ.  
 09-00-085-112-041 OBERLIN HISTORICAL & IMPROVEMENT ORGANZ.  
 09-00-085-112-046 OBERLIN HISTORICAL & IMPROVEMENT ORGANZ.