09-00-058-000-035
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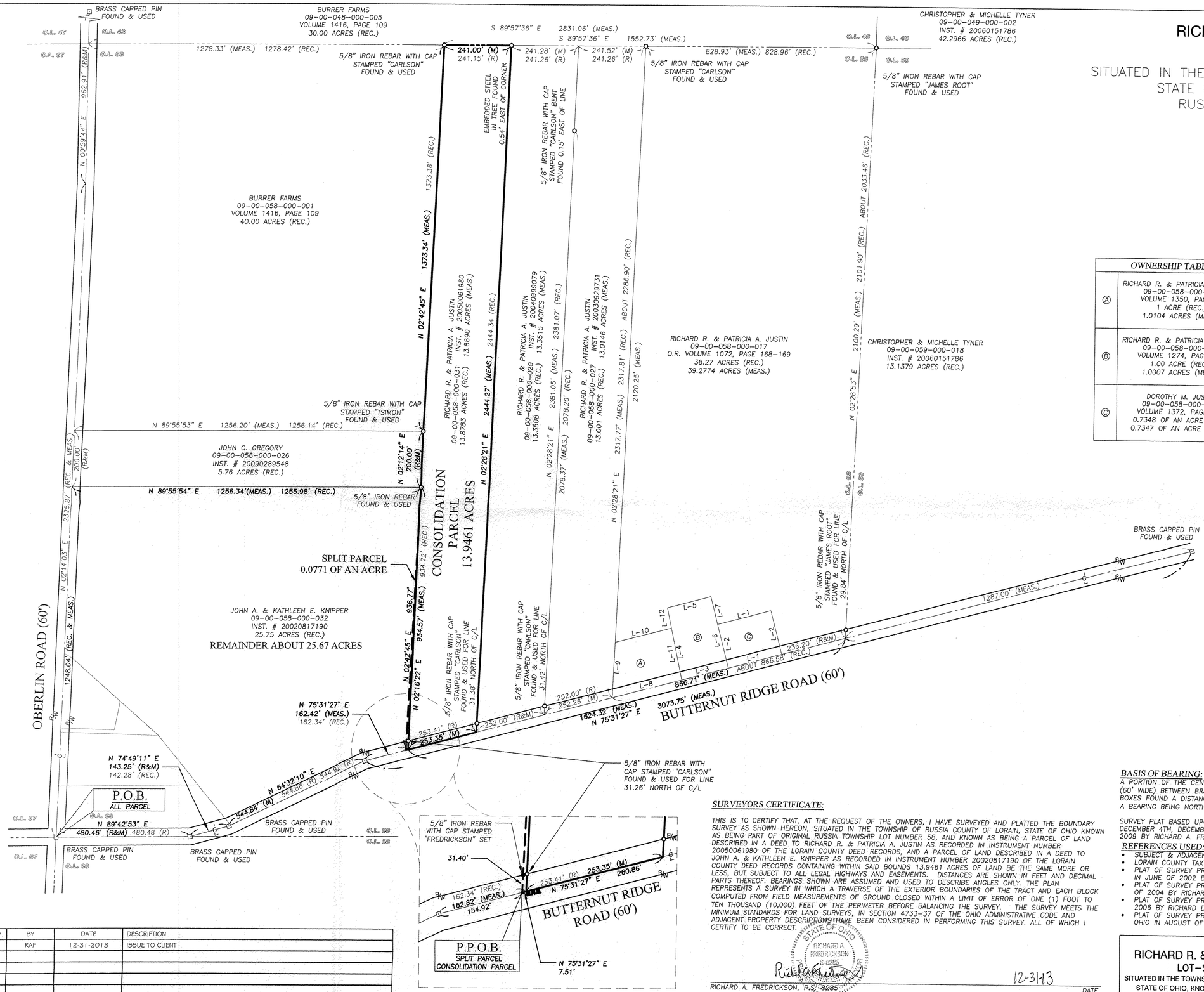
RICHARD R. & PATRICIA A. JUSTIN
LOT-SPLIT SURVEY

SITUATED IN THE TOWNSHIP OF RUSSIA, COUNTY OF LORAIN, STATE OF OHIO BEING PART OF ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 58



OWNERSHIP TABLE	
A	RICHARD R. & PATRICIA A. JUSTIN 09-00-058-000-009 VOLUME 1350, PAGE 11 1 ACRE (REC.) 1.0104 ACRES (MEAS.)
B	RICHARD R. & PATRICIA A. JUSTIN 09-00-058-000-016 VOLUME 1274, PAGE 802 1.00 ACRE (REC.) 1.0007 ACRES (MEAS.)
C	DOROTHY M. JUSTIN 09-00-058-000-004 VOLUME 1372, PAGE 485 0.7348 OF AN ACRE (REC.) 0.7347 OF AN ACRE (MEAS.)

LINE TABLE		
L-1	N 75°31'29" E	200.00' (R&M)
L-2	N 14°28'31" W	160.00' (R&M)
L-3	N 75°31'29" E	172.38' (R&M)
L-4	N 11°58'42" W	261.74' (R&M)
L-5	N 75°31'29" E	160.97' (R&M)
L-6	N 14°28'31" W	261.50' (R&M)
L-7	N 14°28'31" W	1011.50'
L-8	N 75°31'29" E	258.13' (M) 258.00' (R)
L-9	N 02°28'21" E	197.50' (R&M)
L-10	N 75°46'52" E	208.76' (M) 208.84' (R)
L-11	N 11°58'42" W	188.17' (R&M)
L-12	N 11°58'42" W	73.57'

03247
APPROVED
LOR. CO.
MAPPING
DATE 5-1-14
PAGE 9-00-058
BY JHatfield
#(14-03247)

LEGEND:

- ○ IRON PIN/PIPE FOUND AS NOTED
- ⊡ MONUMENT BOX FOUND AS NOTED

GRAPHIC SCALE
0 80 160 320
(IN FEET)
SCALE: 1" = 160'

BASIS OF BEARING:

A PORTION OF THE CENTERLINE OF BUTTERNUT RIDGE ROAD (60' WIDE) BETWEEN BRASS CAPPED PINS IN MONUMENT BOXES FOUND A DISTANCE OF 480.46 FEET APART FORMING A BEARING BEING NORTH 89°42'53" EAST.

SURVEY PLAT BASED UPON A FIELD SURVEY PERFORMED ON DECEMBER 4TH, DECEMBER 8TH, AND DECEMBER 22ND OF 2009 BY RICHARD A. FREDRICKSON, P.S.

REFERENCES USED:

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- PLAT OF SURVEY PREPARED FOR JOHN KNIPPER & JOHN GREGORY IN JUNE OF 2002 BY THOMAS A. SIMON P.S. 7775
- PLAT OF SURVEY PREPARED FOR JUSTIN EXCAVATING IN DECEMBER OF 2004 BY RICHARD D. CARLSON P.S. 7496
- PLAT OF SURVEY PREPARED FOR JOHN KNIPPER IN FEBRUARY OF 2006 BY RICHARD D. CARLSON P.S. 7496
- PLAT OF SURVEY PREPARED FOR BROWNING-FERRIS INDUSTRIES OF OHIO IN AUGUST OF 1997 BY ROBERT E. DICKEY P.S. 6746

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, SITUATED IN THE TOWNSHIP OF RUSSIA COUNTY OF LORAIN, STATE OF OHIO KNOWN AS BEING PART OF ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 58, AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO RICHARD R. & PATRICIA A. JUSTIN AS RECORDED IN INSTRUMENT NUMBER 20050061980 OF THE LORAIN COUNTY DEED RECORDS, AND A PARCEL OF LAND DESCRIBED IN A DEED TO JOHN A. & KATHLEEN E. KNIPPER AS RECORDED IN INSTRUMENT NUMBER 20020817190 OF THE LORAIN COUNTY DEED RECORDS CONTAINING WITHIN SAID BOUNDS 13.9461 ACRES OF LAND BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

STATE OF OHIO
RICHARD A. FREDRICKSON
S-8285

RICHARD A. FREDRICKSON, P.S. 8285 — DATE 12-31-13

REV.	BY	DATE	DESCRIPTION
1	RAF	12-31-2013	ISSUE TO CLIENT

RICHARD R. & PATRICIA A. JUSTIN
LOT-SPLIT SURVEY
SITUATED IN THE TOWNSHIP OF RUSSIA, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL RUSSIA TOWNSHIP LOT No. 58.

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info@rafterA.com

DRAWN BY: BDA | CHECKED BY: RAF
JOB NUMBER: 0962A-13 | SHEET 1 OF 1