

Plat of Survey
State of Ohio
County of Lorain
O.L. 85 in Russia TWP
part of Oberlin College Addition
as shown PV 1 PG 39
Sublot No. 1, 5 & 6 & also
part of Lot No. 235 & Lot No. 234
as shown PV 1 PG 17

Parcel B Split
from Parcel 09-00-085-112-027
0.0008 acres as surveyed

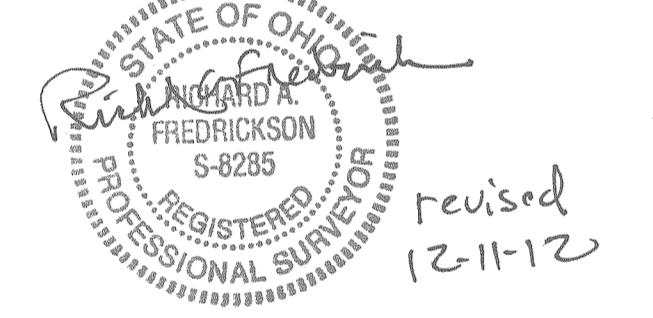
Parcel A
No registered Parcel #
0.0060 acres as surveyed

Parcel A Combined w/
PP # 09-00-085-112-031
0.0338 acres as surveyed

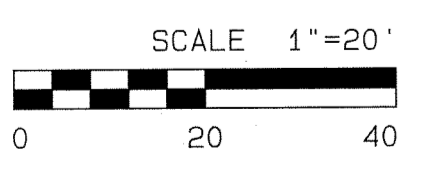
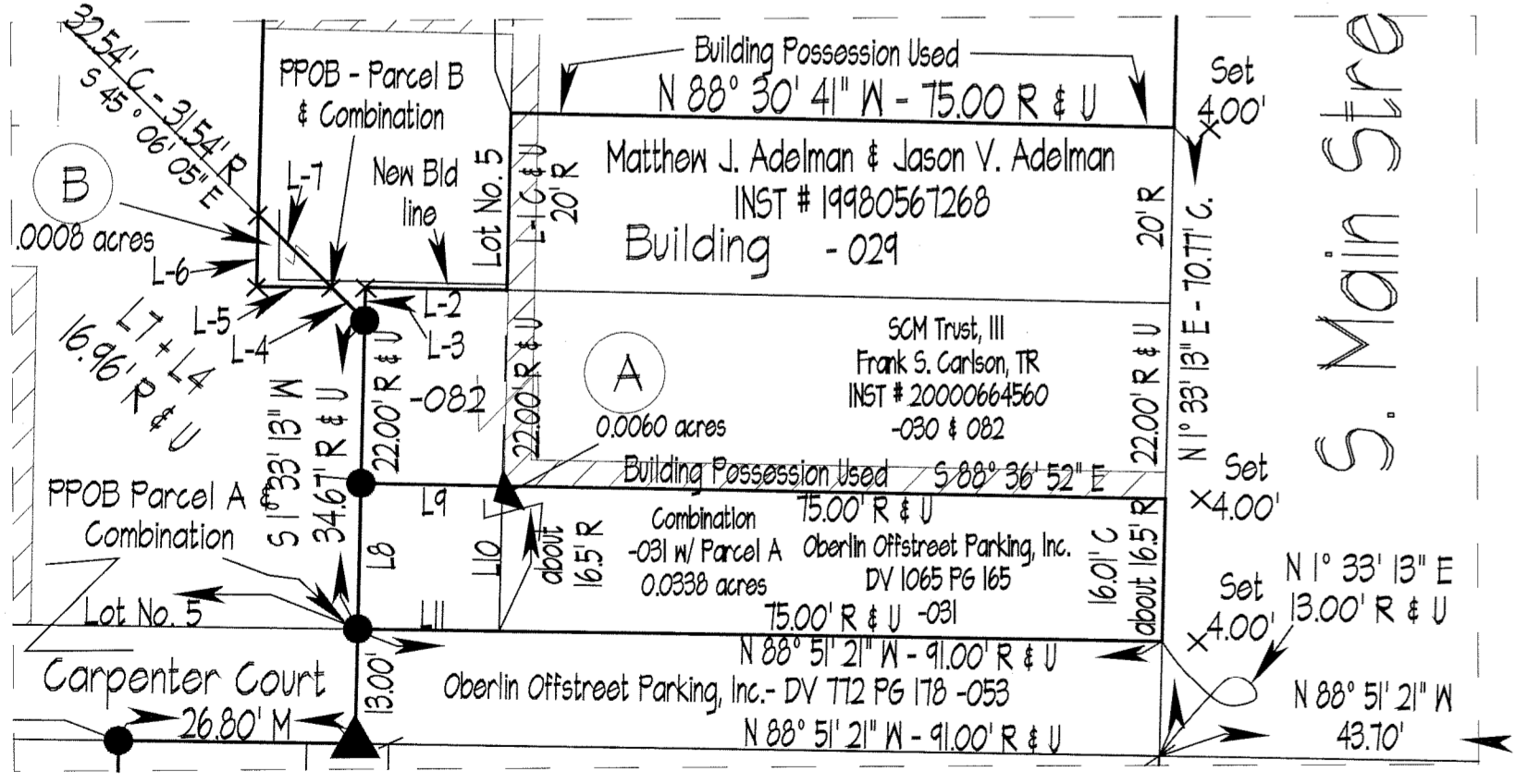
Parcel B Combined w/
PP # 09-00-085-112-083
0.1497 acres as surveyed

Parcels
09-00-085-112-023
09-00-085-112-024
09-00-085-112-025
09-00-085-112-026
09-00-085-112-027
09-00-085-112-052
1.1148 acres remaining after split

surveyed by
Richard A. Fredrickson, P.S.
October, November & December - 2011
October & December - 2012



Enlarged View - Scale 1" = 20'



Rafter A. LTD
Land Surveying & Engineering
10980 Lagrange Road
Elyria, OH 44035
440-309-5275

Basis of Bearing is derived from NAD83 Ohio State Plane
Coordinates (North Zone 3401) obtained from GPS
observations made on the survey site

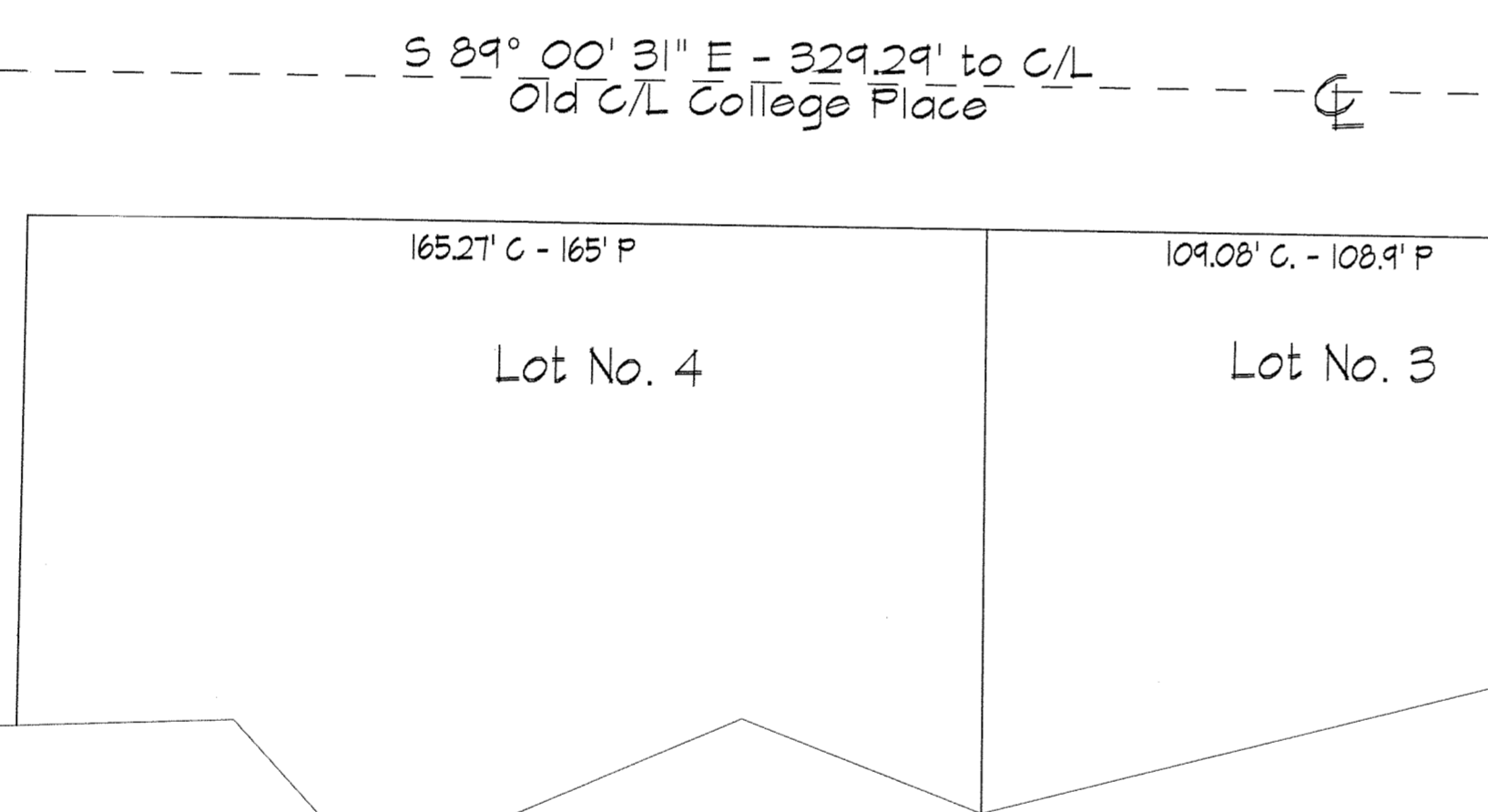
Survey made at request of Oberlin Offstreet Parking, Inc.

- Legend
- 5/8" rebar - w/ "Rafter A LTD" cap
 - Iron pin or pipe found as noted
 - ✕ drill hole found or set
 - FK or Mag Nail Found
 - C - calculated distance (Indirect M)
 - M - Measured
 - Mag. Nail Set
 - ▲ R/R spike set

- Line Data
- L1 - S 1° 33' 13" W - 19.90'
 - L2 - N 88° 36' 52" W - 16.00'
 - L3 - S 1° 33' 13" W - 3.72'
 - L4 - N 45° 06' 05" W - 5.28'
 - L5 - N 88° 51' 21" W - 8.49'
 - L6 - N 1° 33' 13" E - 8.07'
 - L7 - N 45° 06' 05" W - 11.68'
 - L8 - N 1° 33' 13" E - 16.39' C & U
 - L9 - S 88° 36' 52" E - 16.00' R & U
 - L10 - S 1° 33' 13" W - 16.32' C & U - about 16.5' Rec
 - L11 - N 88° 51' 21" W - 16.00' R & U

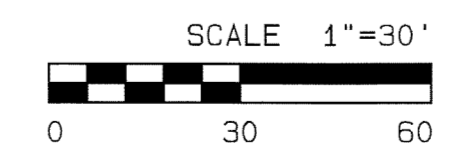
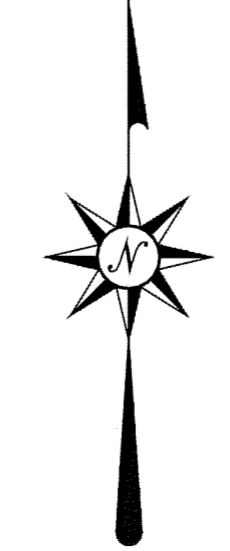
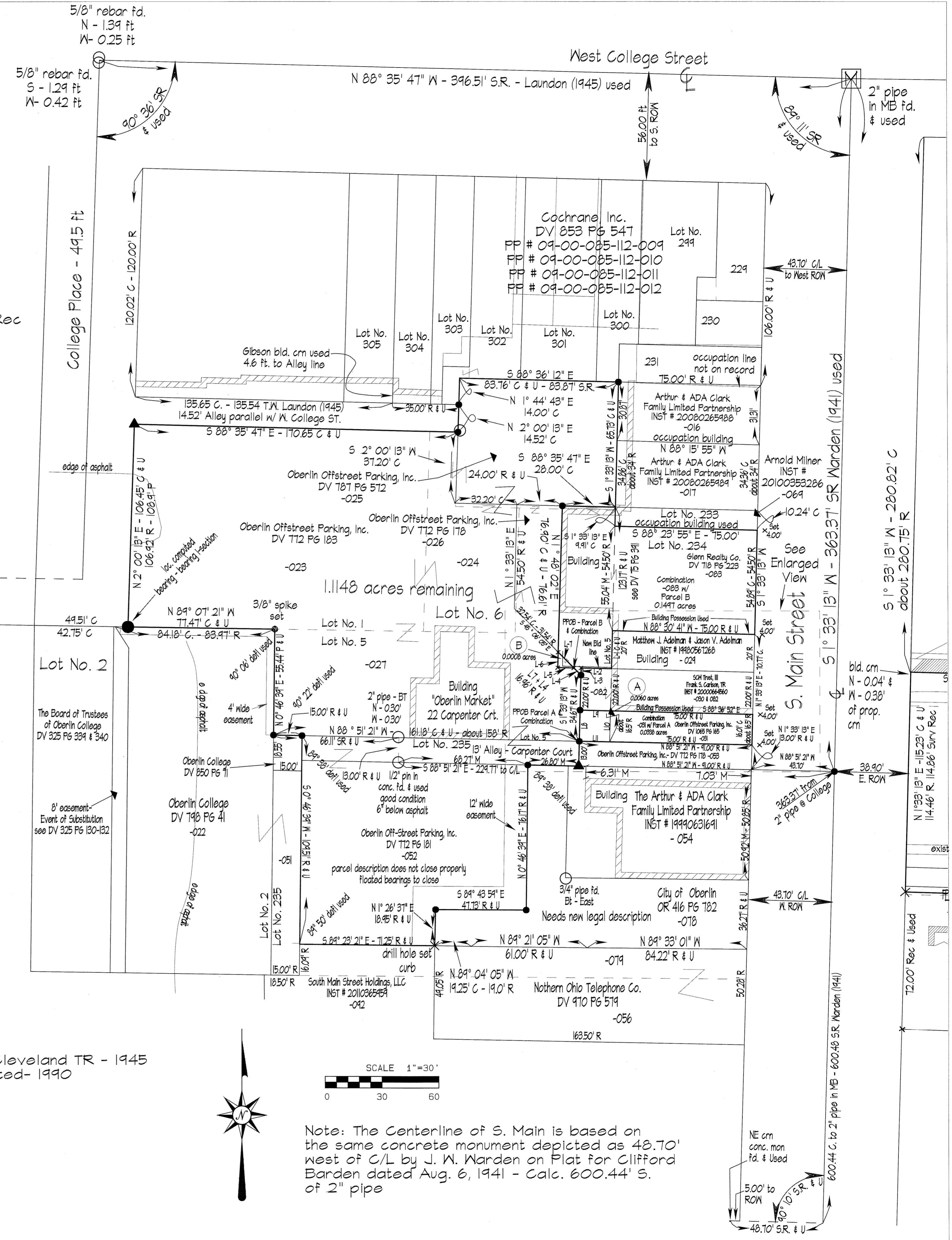
land hook across original lot or P/L
land hook for separate deed - area included

1" pin fd.
S. Professor - 60 ft.

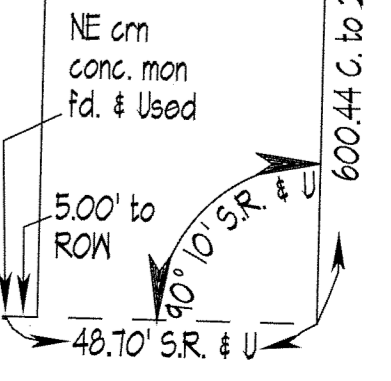


references

- recordings listed hereon
- Plat of Survey - JW Warden - for Clifford Barden - 1941
 - Plat of Survey - TW Laundon for Central Nation Bank of Cleveland TR - 1945
 - Plat of Survey - KS Associates - Lots 303 & 303 unplatted- 1990
 - Plat of Survey - Laundon-Huffman for C. Mosher - 1961
 - Plat of Survey - TW Laundon for Molyneaux - 1954
 - Plat of Survey - TW Laundon for A. Sutton - 1946
 - DV - 395 PG 331-332
 - DV 435 PG 356-357
 - DV 325 PG 130-132
 - DV 612 PG 62-63
 - DV 850 PG 71-72
 - DV 225 PG 384-385
 - DV 704 PG 233



Note: The Centerline of S. Main is based on the same concrete monument depicted as 48.70' west of C/L by J. W. Warden on Plat for Clifford Barden dated Aug. 6, 1941 - Calc. 600.44' S. of 2" pipe





Legal Description for

**Remainder Parcel A
Recorded Title – DV 718 PG 223
In the name of The Glenn Realty Company
0.0060 acres as surveyed**

Situated in original Lot No. 85 in the original Township of Russia, part of Sublot No. 5 in the Oberlin College Addition to the Village of Oberlin as shown on Lorain County Recorder's Plat Vol. 1 PG 39, now in the City of Oberlin, County of Lorain and State of Ohio and being a remainder landlocked piece of land located on the West side of Lorain County Permanent Parcel No. 09-00-085-112-031 and recorded in the Lorain County Recorder's Deed Vol. 718 PG 223 and PG 244 in the name of The Glenn Realty Co. and being more particularly described as follows:

Beginning on a 2 inch diameter pipe found in a monument box at the intersection of the Center line of South Main Street (43.7 feet West & 38.9 feet East) with the Center line of West College Street (56.00' South);

Thence S 1 degrees 33' 13" W, along the Center line of South Main Street, a distance of 363.37 feet to a magnetic nail set on the intersection of said Center line with the Easterly projection of the South line of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 178 in the name of Oberlin Off-Street Parking, Inc.;

Thence N 88 degrees 51' 21" W, along the Easterly projection of the South line and the South line of said Oberlin Off-Street Parking, Inc. land, a distance of 134.70 feet to a railroad spike set on the SW corner thereof;

Thence N 1 degrees 33' 13" E, along the West line of said Oberlin Off-Street Parking, Inc. land, a distance of 13.00 feet to a magnetic nail set on the NW corner thereof and the principal place of beginning of land herein described;

Thence continuing N 1 degrees 33' 13" E, along the East line of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 183 in the name of Oberlin Off-Street Parking, Inc., a distance of 16.39 feet to a magnetic nail set on the SW corner of land conveyed through Lorain County Recorder's Instrument No. 20000664560 as Parcel No. 2 in the name of Frank S. Carlson, Trustee;

Thence S 88 degrees 36' 52" E, along the South line of said Carlson's Parcel No. 2, a distance of 16.00 feet to the SE corner thereof, the same being the SW corner of Carlson's Parcel No. 1 recorded in the same conveyance and also located on the East line of Sublot No. 5;

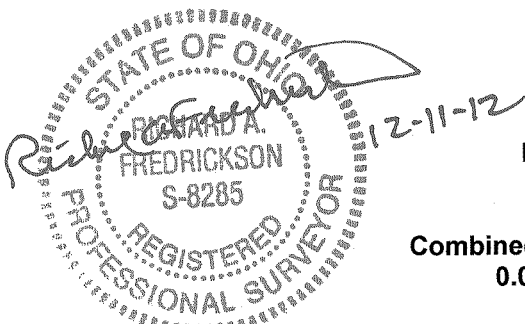
Thence S 1 degrees 33' 13" W, along the East line of Sublot No. 5 and also the West line of land conveyed through Lorain County Recorder's Deed Vol. 1065 PG 165 in the name of Oberlin Off-Street Parking, Inc., a distance of 16.32 feet to the SW corner of said Oberlin Off-Street Parking, Inc. land, the same being the South line of Sublot No. 5 and also the North line of Sublot No. 235 as shown on said Plat of Oberlin College Addition to Village of Oberlin;

Thence N 88 degrees 51' 21" W, along the South line of Sublot No. 5, a distance of 16.00 feet to the principal place of beginning of land herein described;

The land described contains 0.0060 acres, but is subject to all legal roads, restrictions and easements of record;

Basis of bearing is derived from Ohio State Plane Coordinates, North Zone (3401) NAD83 with a 2007 adjustment obtained from GPS observations made at the survey site;

This legal description is based upon an actual field survey performed by Rafter A., LTD in October, November, December of 2011 and in October and December of 2012 under the direct field supervision of Richard A. Fredrickson, P.S.



Legal Description for

**Remainder Parcel A
Combined with PP # 09-00-085-112-031
0.0338 acres as surveyed**

Situated in original Lot No. 85 in the original Township of Russia, part of Sublot No. 5 in the Oberlin College Addition to the Village of Oberlin as shown on Lorain County Recorder's Plat Vol. 1 PG 39 and also part of Sublot No. 234 as shown on Lorain County Recorder's Plat Vol. 1 PG 17, now in the City of Oberlin, County of Lorain and State of Ohio and being a combination of Lorain County Permanent Parcel No. 09-00-085-112-031 with an adjoining piece of land located on the West side of said parcel known as Parcel A and being more particularly described as follows:

Beginning on a 2 inch diameter pipe found in a monument box at the intersection of the Center line of South Main Street (43.7 feet West & 38.9 feet East) with the Center line of West College Street (56.00' South);

Thence S 1 degrees 33' 13" W, along the Center line of South Main Street, a distance of 363.37 feet to a magnetic nail set on the intersection of said Center line with the Easterly projection of the South line of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 178 in the name of Oberlin Off-Street Parking, Inc.;

Thence N 88 degrees 51' 21" W, along the Easterly projection of the South line and the South line of said Oberlin Off-Street Parking, Inc. land, a distance of 134.70 feet to a railroad spike set on the SW corner thereof;

Thence N 1 degrees 33' 13" E, along the West line of said Oberlin Off-Street Parking, Inc. land, a distance of 13.00 feet to a magnetic nail set on the NW corner thereof and the principal place of beginning of land herein described;

Thence continuing N 1 degrees 33' 13" E, along the East line of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 183 in the name of Oberlin Off-Street Parking, Inc., a distance of 16.39 feet to a magnetic nail set on the SW corner of land conveyed through Lorain County Recorder's Instrument No. 20000664560 as Parcel No. 2 in the name of Frank S. Carlson, Trustee;

Thence S 88 degrees 36' 52" E, along the South line of said Carlson's Parcel No. 2, a distance of 16.00 feet to the SE corner thereof, the same being the SW corner of Carlson's Parcel No. 1 recorded in the same conveyance and also located on the East line of Sublot No. 5;

Thence Continuing S 88 degrees 36' 52" E, along the South line of said Carlson's Parcel No. 1, the same being the possessed South Face of an existing brick wall, a distance of 75.00 feet to the West line of South Main Street (43.70 feet West of Center line) and the SE corner thereof, said corner is witnessed by a drill hole set in the concrete walk on the same bearing line a distance of 4.00 feet;

Thence S 1 degrees 33' 13" W, along the West line of South Main Street, a distance of 16.01 feet to the NE corner of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 178 in the name of Oberlin Off-Street Parking, Inc., said corner is witnessed by a drill hole set in the concrete walk bearing S 88 degrees 51' 21" E a distance of 4.00 feet;

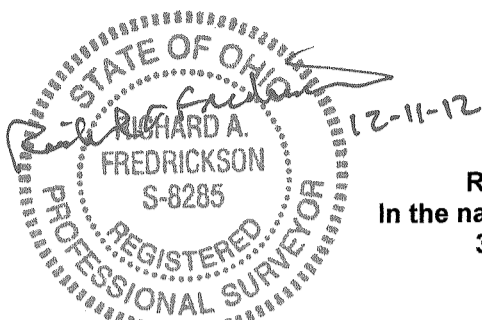
Thence N 88 degrees 51' 21" W, along the South line of said Oberlin Off-Street Parking, Inc., a distance of 75.00 feet to the East line of Sublot No. 5;

Thence continuing N 88 degrees 51' 21" W, along the South line of said Oberlin Off-Street Parking, Inc, the same being the South line of Sublot No. 5, a distance of 16.00 feet to the principal place of beginning;

The land described contains 0.0338 acres, but is subject to all legal roads, restrictions and easements of record;

Basis of bearing is derived from Ohio State Plane Coordinates, North Zone (3401) NAD83 with a 2007 adjustment obtained from GPS observations made at the survey site;

This legal description is based upon an actual field survey performed by Rafter A., LTD in October, November, December of 2011 and in October and December of 2012 under the direct field supervision of Richard A. Fredrickson, P.S.



Legal Description for

**Parcel B
Recorded Title – DV 772 PG 183
In the name of Oberlin Off-Street Parking, Inc.
34.3 square feet - 0.0008 acres**

Situated in original Lot No. 85 in the original Township of Russia, part of Sublot No. 5 in the Oberlin College Addition to the Village of Oberlin as shown on Lorain County Recorder's Plat Vol. 1 PG 39, now in the City of Oberlin, County of Lorain and State of Ohio and being a triangular piece of land located on the East side of Lorain County Permanent Parcel No. 09-00-085-112-027 and recorded in the Lorain County Recorder's Deed Vol. 772 PG 183 in the name of Oberlin Off-Street Parking and being more particularly described as follows:

Beginning on a 2 inch diameter pipe found in a monument box at the intersection of the Center line of South Main Street (43.7 feet West & 38.9 feet East) with the Center line of West College Street (56.00' South);

Thence S 1 degrees 33' 13" W, along the Center line of South Main Street, a distance of 363.37 feet to a magnetic nail set on the intersection of said Center line with the Easterly projection of the South line of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 178 in the name of Oberlin Off-Street Parking, Inc.;

Thence N 88 degrees 51' 21" W, along the Easterly projection of the South line and the South line of said Oberlin Off-Street Parking, Inc. land, a distance of 134.70 feet to a railroad spike set on the SW corner thereof;

Thence N 1 degrees 33' 13" E, along the West line of said Oberlin Off-Street Parking, Inc. land, a distance of 13.00 feet to a magnetic nail set on the NW corner thereof, the same being the South line of Sublot No. 5 and the SE corner of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 183 in the name of Oberlin Off-Street Parking, Inc.;

Thence continuing N 1 degrees 33' 13" E, along the East line of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 183 in the name of Oberlin Off-Street Parking, Inc. , a distance of 34.67 feet to a magnetic nail set on a corner thereof, the same being a common corner of land conveyed through Lorain County Recorder's Deed Vol. 718 PG 223 in the name of The Glenn Realty Co.;

Thence N 45 degrees 06' 05" W, along the West line of The Glenn Realty Co.'s land, a distance of 5.28 feet to a drill hole set on the principal place of beginning of land herein described;

Thence N 88 degrees 51' 21" W a distance of 8.49 feet to a drill hole set in concrete;

Thence N 1 degrees 33' 13" E a distance of 8.07 feet to a drill hole set on the West line of The Glenn Realty Co.'s land;

Thence S 45 degrees 06' 05" E, along the West line of The Glenn Realty Co.'s land, a distance of 11.68 feet to the principal place of beginning of land herein described;

The land described contains 34.3 SF or 0.0008 acres, but is subject to all legal roads, restrictions and easements of record;

Basis of bearing is derived from Ohio State Plane Coordinates, North Zone (3401) NAD83 with a 2007 adjustment obtained from GPS observations made at the survey site;

This legal description is based upon an actual field survey performed by Rafter A., LTD in October, November, December of 2011 and in October and December of 2012 under the direct field supervision of Richard A. Fredrickson, P.S.

Legal Description for

**Parcel B
Combined with PP # 09-00-085-112-083
0.1497 acres as surveyed**

Situated in original Lot No. 85 in the original Township of Russia, part of Sublot No. 5 in the Oberlin College Addition to the Village of Oberlin as shown on Lorain County Recorder's Plat Vol. 1 PG 39 and also part of Sublot 234 as shown on Lorain County Recorder's Plat Vol. 1 PG 17, now in the City of Oberlin, County of Lorain and State of Ohio and being the combination of Lorain County Permanent Parcel No. 09-00-085-112-083 combined with an adjoining piece of land located on the West side of said Parcel known as Parcel B and being more particularly described as follows:

Beginning on a 2 inch diameter pipe found in a monument box at the intersection of the Center line of South Main Street (43.7 feet West & 38.9 feet East) with the Center line of West College Street (56.00' South);

Thence S 1 degrees 33' 13" W, along the Center line of South Main Street, a distance of 363.37 feet to a magnetic nail set on the intersection of said Center line with the Easterly projection of the South line of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 178 in the name of Oberlin Off-Street Parking, Inc.;

Thence N 88 degrees 51' 21" W, along the Easterly projection of the South line and the South line of said Oberlin Off-Street Parking, Inc. land, a distance of 134.70 feet to a railroad spike set on the SW corner thereof;

Thence N 1 degrees 33' 13" E, along the West line of said Oberlin Off-Street Parking, Inc. land, a distance of 13.00 feet to a magnetic nail set on the NW corner thereof, the same being the South line of Sublot No. 5 and the SE corner of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 183 in the name of Oberlin Off-Street Parking, Inc.;

Thence continuing N 1 degrees 33' 13" E, along the East line of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 183 in the name of Oberlin Off-Street Parking, Inc., a distance of 34.67 feet to a magnetic nail set on a corner thereof, the same being a common corner of land conveyed through Lorain County Recorder's Deed Vol. 718 PG 223 in the name of The Glenn Realty Co.;

Thence N 45 degrees 06' 05" W, along the West line of The Glenn Realty Co.'s land, a distance of 5.28 feet to a drill hole set on the principal place of beginning of land herein described;

Thence N 88 degrees 51' 21" W a distance of 8.49 feet to a drill hole set in concrete;

Thence N 1 degrees 33' 13" E a distance of 8.07 feet to a drill hole set on the West line of The Glenn Realty Co.'s land;

Thence N 1 degrees 48' 02" E, along the East line of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 178 in the name of Oberlin Off-Street Parking Inc., a distance of 76.90 feet to a magnetic nail set on the NE corner thereof;

Thence S 88 degrees 35' 47" E, along the North line of The Glenn Realty Co.'s land, a distance of 28.00 feet to a North corner thereof, the same being the NE corner of land described in Lorain County Recorder's Deed Vol. 75 PG 391 in the name of Albert J. Gilchrist, said corner is witnessed by a magnetic nail set bearing N 1 degrees 33' 13" E a distance of 65.73 feet;

Thence S 1 degrees 33' 13" W, along the East line of said described Gilchrist's land, a distance of 9.91 feet to the SW corner of land conveyed through Lorain County Recorder's Instrument No. 20100353286 in the name of Arnold Milner;

Thence S 88 degrees 23' 55" E, along the common line between Milner and The Glenn Realty Co., the same being the possessed North face of an existing brick wall, a distance of 75.00 feet to the West line of South Main Street (43.70 feet West of Center line) and the NE corner of The Glenn Realty Co. land, said corner is witness by a drill hole set in the concrete walk on the same bearing line a distance of 4.00 feet;

Thence S 1 degrees 33' 13" W, along the West line of South Main Street, a distance of 54.89 feet to the NE corner of land conveyed through Lorain County Recorder's Instrument No. 19980567268 in the name of Matthew J. Adelman and Jason V. Adelman, said corner is witnessed by a drill hole set in the concrete walk bearing S 88 degrees 30' 41" E a distance of 4.00';

Thence N 88 degrees 30' 41" W, along the South line of The Glenn Realty Company land, the same being the possessed South Face of an existing brick wall, a distance of 75.00 feet to an interior corner thereof;

Thence S 1 degrees 33' 13" W, along the East line of The Glenn realty Co. land , a distance of 19.90 feet to the NE corner of land known as Parcel No. 2 and conveyed through Lorain County Recorder's Instrument No. 20000664560 in the name of Frank S. Carlson, Trustee;

Thence N 88 degrees 36' 52" W, along the North line of said Carlson's land, a distance of 16.00 feet to a drill hole set in concrete;


Thence S 1 degrees 33' 13" W, along the West line of said Carlson's land, a distance of 3.72 feet to a magnetic nail set on an East corner of land conveyed through Lorain County Recorder's Deed Vol. 772 PG 183 in the name of Oberlin Off-Street Parking, Inc.;

Thence N 45 degrees 06' 05" W, along the East line of said Oberlin Off-Street Parking, Inc. land, the same being the West line of The Glenn Realty Co.'s land, a distance of 5.28 feet to the principal place of beginning of land herein described;

The land described contains 0.1497 acres, but is subject to all legal roads, restrictions and easements of record;

Basis of bearing is derived from Ohio State Plane Coordinates, North Zone (3401) NAD83 with a 2007 adjustment obtained from GPS observations made at the survey site;

This legal description is based upon an actual field survey performed by Rafter A., LTD in October, November, December of 2011 and in October and December of 2012 under the direct field supervision of Richard A. Fredrickson, P.S.

A circular professional seal for Richard A. Fredrickson, a Registered Professional Surveyor in the State of Ohio. The seal contains the text "STATE OF OHIO" at the top, "RICHARD A. FREDRICKSON" in the center, and "S-8285" below the name. The words "REGISTERED PROFESSIONAL SURVEYOR" are written around the bottom inner edge of the seal. A handwritten signature of Richard A. Fredrickson is written across the seal, and the date "12-11-12" is written to the right of the seal.

12-11-12