102
09-00-074-~~102~~-031 thru -034

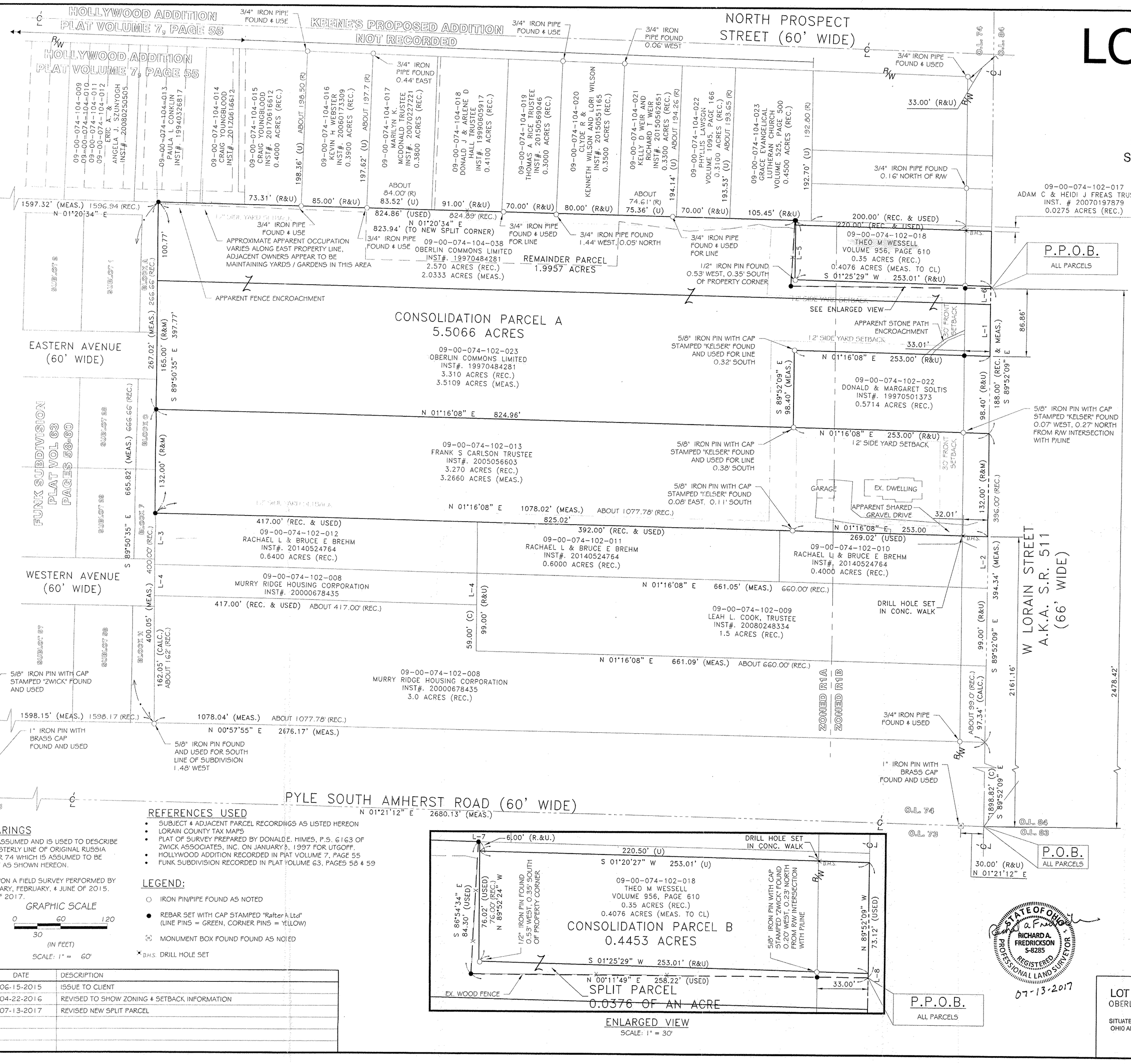
LOT-SPLIT SURVEY

FOR

OBERLIN COMMONS LIMITED

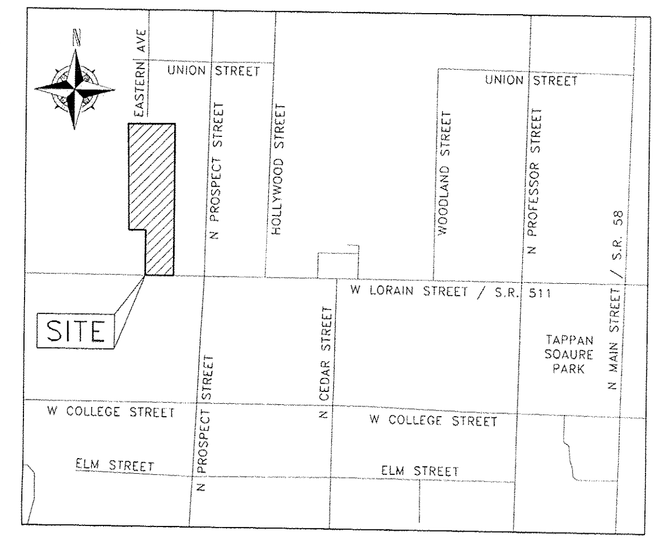
SITUATED IN THE CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 74.

APPROVED
LORAIN CO.
MAP DEPT
DATE 1-30-18
PAGE 9-00-074
BY R. MAINES
#18-03779



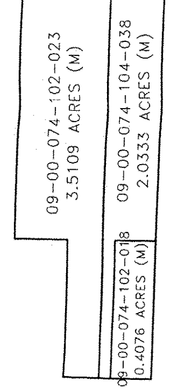
VICINITY MAP

-NOT TO SCALE-



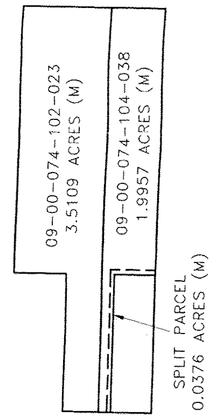
PRE-SPLIT PARCEL SUMMARY

-NOT TO SCALE-



POST-SPLIT PARCEL SUMMARY

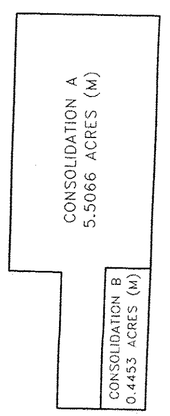
-NOT TO SCALE-



LINE REFERENCE TABLE		
L-1	66.60' (M)	S 89°52'09" E
L-2	66.00' (R&U)	S 89°52'09" E
L-3	66.00' (R&U)	S 89°50'35" E
L-4	40.00' (R&U)	S 89°50'35" E
L-5	76.02' (USED) 76.00' (REC.)	N 89°52'24" W
L-6	23.00' (CALC)	S 89°48'34" E
L-7	0.91' (CALC)	S 01°20'34" W
L-8	2.74' (CALC)	N 89°52'09" W

POST-CONSOLIDATION PARCEL SUMMARY

-NOT TO SCALE-



BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. THE WESTERLY LINE OF ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 74 WHICH IS ASSUMED TO BE NORTH 01°21'12" EAST AS SHOWN HEREON.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JANUARY, FEBRUARY, & JUNE OF 2015. & AN UPDATE IN JULY OF 2017.

GRAPHIC SCALE

0 60 120

30

(IN FEET)

SCALE: 1" = 60'

REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- PLAT OF SURVEY PREPARED BY DONALD E. HIMES, P.S. 6163 OF ZWICK ASSOCIATES, INC. ON JANUARY 8, 1997 FOR UTGOFF.
- HOLLYWOOD ADDITION RECORDED IN PLAT VOLUME 7, PAGE 55
- FUNK SUBDIVISION RECORDED IN PLAT VOLUME 63, PAGES 58 & 59

LEGEND:

- ○ IRON PIN/PIPE FOUND AS NOTED
- ● REBAR SET WITH CAP STAMPED "Rafter A Ltd" (LINE PINS = GREEN, CORNER PINS = YELLOW)
- [x] MONUMENT BOX FOUND FOUND AS NOTED
- D.H.S. DRILL HOLE SET

ENLARGED VIEW

SCALE: 1" = 30'

REV.	BY	DATE	DESCRIPTION
1	RAF	06-15-2015	ISSUE TO CLIENT
2	RAF	04-22-2016	REVISED TO SHOW ZONING & SETBACK INFORMATION
3	RAF	07-13-2017	REVISED NEW SPLIT PARCEL

STATE OF OHIO
RICHARD A. FREDRICKSON
S-8285
REGISTERED
PROFESSIONAL LAND SURVEYOR
07-13-2017

Approved
Oberlin Planning Commission
Date:
Chair:

LOT SPLIT/ CONSOLIDATION SURVEY
OBERLIN COMMONS LIMITED AND ALSO THEO M. WESSELL
SITUATED IN THE CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOW AS BEING PART OF ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 74

RAFTER A, LTD
LAND SURVEYING & ENGINEERING
Office: 440-458-6294
Fax: 440-458-4483
www.RafterA.com
10980 LaGrange Road
Elyria, Ohio 44035

DRAWN BY: BDA | CHECKED BY: RAF
JOB No: 1330A-15 | SHEET 1 of 1