PLAT OF BOUNDARY SURVEY
OF
7613 OBERLIN ROAD, ELYRIA, OHIO
KNOWN AS
PARCEL NUMBERS 05-00-065-000-005 & 05-00-065-000-006

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN,
STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL
AMHERST TOWNSHIP LOT NUMBER 65.

BEARINGS BASED ON:
THE CENTERLINE OF OBERLIN ROAD
(NORTH 01°19'13" EAST) AS SHOWN ON
THE PLAT OF SURVEY PREPARED BY
WILFREDO BARBOSA P.S. 8301 DATED
JUNE OF 2012 AND ON FILE WITH THE
LORAIN COUNTY TAX MAP DEPARTMENT.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 INCH = 30 FEET

MNS @ CL RR
"NORTH TRACK"

PARCEL NUMBER 05-00-065-501-001
PENNSYLVANIA LINES, LLC
FKA N.Y.C.R.R.

1" PIPF & USED

R/W

℄

R/W

Original Amherst Township Lot 56
Original Amherst Township Lot 65

5/8" IPF & USED

106.85'(C)

PARCEL NUMBER 05-00-065-000-004
OBERLIN ROAD LAND COMPANY, LLC
INST. NO. 2014-0495727
"PARCEL NO. 1"

409.01'(R-USED)

299.01'(C)

P.O.B.

IPS ONLINE @ 30.00'

S 88°40'47" E 390.17'(C), 390.00'(R)

IPS

OBERLIN ROAD - 60'
(A PUBLIC RIGHT-OF-WAY)

N 01°19'13" E OR S 01°19'13" W (BASIS OF BEARINGS) 110.00'(C)
N 01°19'13" E

35.00'(R)

OVERALL PARCEL
42,914 S.F. OR 0.9852 ACRES
OF WHICH
3,300 S.F. OR 0.0758 ACRES
LIE WITHIN R/W

150.00'(R)

PARCEL NUMBER
05-00-065-000-006
FLORENCE M. SERES
INST. NO. 2005-089046

75.00'(R)

75.00'(R)

PARCEL NUMBER 05-00-065-000-005
FLORENCE M. SERES
INST. NO. 2005-089046

S 01°21'46" W 110.00'(C)
N 01°21'46" E 324.86'(M), 324.91'(R)

PARCEL NUMBER 05-00-065-000-009
OBERLIN ROAD LAND COMPANY, LLC
INST. NO. 2014-0495727
"PARCEL NO. 2"

MAG SPIKE FOUND
ONLINE @ 30.00'/360.09'

150.00'(R)

240.00'(R)

DRIVE ENCROACHMENT

N 88°40'47" W 390.09'(C), 390.00'(R)

5/8" IPF & USED

APPROVED
LORAIN CO.
MAP DEPT
DATE 5-10-19
PAGE 5-00-065
BY R. MAINES
#19-03969

05-00-065-000-043

PARCEL NUMBER 05-00-065-000-042
DONALD M. & LISA D. BROWN
INST. NO. 2012-0416172

1" PIPF FOUND
DISTURBED

R/W

℄

107.91'(C), 108.00'(R)

R/W

108.00'(R)

5/8" IPF ONLINE @
23.67' & 30.00'

5/8" IPF 0.08'E.

N 88°40'04" W 390.00'(R-C)

REFERENCES USED:
LORAIN COUNTY GIS AND HISTORIC TAXMAPS
REFERENCES AS SHOWN HEREON.

● - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PS8219" - IPS	ADJ.	ADJACENT	R/W	RIGHT-OF-WAY
Ⓜ - MONUMENT BOX FOUND	CL	CENTERLINE	S	SOUTH
○ - IRON PIN/PIPE FOUND - IPF/PIPF	CLF	CHAIN LINK FENCE	P.O.B.	POINT OF BEGINNING
◉ - DRILL HOLE SET	DIST.	DISTURBED	P.O.C.	POINT OF COMMENCEMENT
✕ - MAG NAIL SET	E	EAST	P.O.T.	POINT OF TANGENCY
(R) RECORD	ENCRS.	ENCROACHES	S.F.	SQUARE FEET
(C) CALCULATED	L.C.R.	LORAIN COUNTY RECORDS	VOL.	VOLUME
(M) MEASURED	N	NORTH	W	WEST
	INST. NO.	INSTRUMENT NUMBER	W.F.	WOOD FRAME
			◎	GAS LINE MARKER
			P	UTILITY POLE

STATE OF OHIO
SCOTT J. CASEY 8219 REGISTERED
PROFESSIONAL SURVEYOR

THIS MAP REPRESENTS A SURVEY DONE BY MYSELF ON MARCH 26TH OF 2019 WHICH CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

4/30/2019

SCOTT J. CASEY P.S.8219

EXACTAOHIO
2132 E. 9TH ST., CLEVELAND, OH 44115
OFFICE: (216) 751-9000 FAX (216) 752-9510
WEBSITE: WWW.EXACTAOHIO.COM

JOB NO. 19035

SCALE: 1"=30'

DRAWN BY: SJC

FIELD WORK DATE: 4/29/2019