15-00-020-000-026

BOUNDARY & MORTGAGE LOCATION SURVEY

FOR

CROSS COUNTRY MORTGAGE, LLC & INTITLE AGNECY, LLC,

SITUATED IN THE TOWNSHIP OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 20.

RESIDENTIAL DWELLING
PICTURE: 04-09-2020

DETACHED GARAGE
PICTURE: 04-09-2020

STATE OF OHIO
BRENT D. ANDERSON
S-8538
REGISTERED
PROFESSIONAL SURVEYOR
4/14/2020

AS SURVEYED
LE
M
DAT' 4-22-20
PAGE 15-00-020
BY R. MAINES
#20-04318-D

PITTSFIELD TOWNSHIP LOT 20

KIPTON NICKLE-PLATE ROAD (60 FEET WIDE)

IRON PIN WITH BRASS CAP FOUND & USED FOR CENTERLINE

PITTSFIELD TOWNSHIP LOT 21

LAGRANGE TOWNSHIP LOT 20

48.46' (CALC. & USED)
48.46' (REC. PERPENDICULAR)
48.59' (REC. ROSEBECK)

35.00' (CALC.)
34.89' (REC. ROSEBECK)
35.29' (REC.)

IRON PIN FOUND & USED FOR PROPERTY LINE 30.00' FROM CENTERLINE

15-00-020-000-001
TAMARA A. FORTHOFER
43488 KIPTON NICKLE-PLATE ROAD
INST. #2010-0346972

N 89°01'24" E 399.44' (MEAS.) 399.51' (REC. ROSEBECK) 399.27' (REC.)

1" IRON PIPE FOUND BENT & USED

5/8" IRON REBAR WITH CAP STAMPED ROSEBECK FOUND & USED 30.00' FROM CENTERLINE

WOVEN WIRE FENCE

15-00-020-000-051
WILLIE V. & PATRICIA C. LAYNE
VACANT LAND, KIPTON NICKLE-PLATE ROAD
INST. #2010-0328348

N 89°46'35" W 450.28' (MEAS.) 450.00' (REC.)

1" IRON PIPE FOUND & USED FOR NORTH LINE 0.39' WEST OF CORNER

N 89°46'35" W 150.20' (MEAS.) 150.00 (REC.)
PARALLEL WITH KIPTON NICKLE-PLATE ROAD (REC. & USED)

N 89°46'35" W 100.00' (REC. & MEAS.)
PARALLEL WITH KIPTON NICKLE-PLATE ROAD (REC. & USED)

1" IRON PIPE FOUND 0.12' WEST, 0.22' SOUTH

1" IRON PIPE FOUND 0.16' WEST, 0.21' SOUTH

N 89°46'35" W 200.08' (MEAS.) 200.00 (REC.)
PARALLEL WITH KIPTON NICKLE-PLATE ROAD (REC. & USED)

13.00' (REC. & USED)

ASPHALT DRIVE

DETACHED GARAGE

PORCH

14.8'
14.6'
10.0'
9.5'
20.2'
21.7'

46.6'

KIPTON NICKLE-PLATE ROAD (60 FEET WIDE)

ASPHALT ROAD SHOWN FOR REFERENCE

N 00°27'07" W 323.48' (ROSEBECK REC. & MEAS.) 323.75' (REC.)

N 00°27'07" W 240.02' (USED) 240.00' (REC.)

CONC. DRIVE

PORCH AREA

2-STORY RESIDENTIAL DWELLING WITH ATTACHED GARAGE

47.0'
24.0'
22.0'
24.9'
20.0'
36.8'
34.7'

15-00-020-000-026
FEDERAL HOME LOAN MORTGAGE CORPORATION
4348D KIPTON NICKLE-PLATE ROAD
INST. #2019-0713900
ABOUT 0.826 OF AN ACRE (REC.)
0.8276 AS SURVEYED

210.38' (CORNER TO PIN FOUND & USED)

N 00°27'07" W 240.02' (USED) 240.00' (REC.)
PARALLEL WITH WESTERLY LINE OF LAGRANGE TOWNSHIP (REC. & USED)

15-00-020-000-006
DORIS I SHAMBLIN
43474 KIPTON NICKLE-PLATE ROAD
INST. #2008-0260292
0.5509 OF AN ACRE (REC.)

15-00-020-000-043
MICHAEL A. & CLAUDIA A. SHIVELY
43434 KIPTON NICKLE-PLATE ROAD
O.R. VOLUME 74, PAGE 508
1.10 ACRES (REC.)

WESTERLY LINE OF SUNRISE ALLOTMENT No. 1 VOLUME 20, PAGE 36

103.4'

1" IRON PIPE FOUND BENT 0.30 EAST, 0.18' SOUTH

1" IRON PIPE FOUND & USED FOR PROPERTY LINE 29.64' FROM CENTERLINE

1" IRON PIPE FOUND & USED FOR PROPERTY LINE 30.00' FROM CENTERLINE

1" IRON PIPE FOUND & USED FOR PROPERTY LINE 29.69' FROM CENTERLINE

1" IRON PIPE FOUND 0.22' WEST, 29.95' FROM CENTERLINE

P.O.B.
P.P.O.B

IRON PIN WITH BRASS CAP FOUND & USED FOR CENTERLINE

5/8" IRON REBAR FOUND

3/4" IRON PIPE FOUND

150.20' (MEAS.) 150.00 (REC.)

P.P.O.B.

KIPTON NICKLE-PLATE ROAD (60 FEET WIDE)

100.00' (REC. & MEAS.)

N 89°46'35" W 450.28' (MEAS.) 450.00' (REC.)

N 89°46'35" W 2528.92' (CALC.)

200.08' (MEAS.) 200.00 (REC.)

13.00' (REC. & USED)

N 89°46'35" W 2679.12' (MEAS.) 2679.05' (REC.) 2679.09' (ROSEBECK REC.)

NICKLE-PLATE DIAGONAL ROAD (60 FEET WIDE)

P.O.B.

IRON PIN WITH BRASS CAP FOUND & USED FOR CENTERLINE

TITLE ORDER NO: 2019220267
PARCEL NUMBER: 15-00-020-000-026
STREET ADDRESS: 4348D KIPTON NICKLE-PLATE ROAD, OBERLIN, OHIO 44074
SUBDIVISION: N/A
SUBLOT NUMBER: N/A
RECORD INFORMATION: INSTRUMENT NUMBER 2019-0713900
ORIGINAL ALLOTMENT: PART OF ORIGINAL LAGRANGE TOWNSHIP LOT No. 20
GRANTEE: BENJAMIN J. OSORIAN & SUSAN M. OSORIAN
GRANTOR: FEDERAL HOME LOAN MORTGAGE CORPORATION

NOTES:

1. THE ATTACHED DRAWING CORRECTLY INDICATES THE RECORDED BOUNDARIES OF SAID PREMISES.
2. THE BUILDINGS SHOWN ON SAID DRAWING DO LIE WITHIN SAID BOUNDARIES.
3. THERE ARE NO APPARENT ENCROACHMENTS ON SAID PREMISES, EXCEPT AS MAY BE SHOWN HEREON.
4. THE SUBJECT PARCEL CONTAINS THE FOLLOWING DWELLINGS ON SAID PREMISES: A 1-STORY RESIDENTIAL DWELLING WITH ATTACHED GARAGE & DETACHED GARAGE.
5. THE FOLLOWING WAS OBTAINED BY PERSONAL INSPECTION AND/OR INQUIRY ON 04-09-2020:
   a. IT DOES NOT APPEAR THAT NATION HAS BEEN FURNISHED AND WORK HAS NOT BEEN PERFORMED FOR THE IMPROVEMENT OF SAID PREMISES.
   b. IT APPEARS THAT FEDERAL HOME LOAN MORTGAGE CORPORATION IS IN POSSESSION OF SAID PREMISES AS OWNERS OF THE SUBJECT PROPERTY.
6. GRAPHICALLY PLOTTING FROM THE NATIONAL FLOOD INSURANCE RATE MAP HAS NOT BEEN REQUESTED.
7. THIS IS A BOUNDARY SURVEY AND A MORTGAGE LOCATION SURVEY PREPARED PER THE REQUIREMENTS OF CHAPTER 4733-37 & 4733-38 OF THE OHIO ADMINISTRATIVE CODE.

REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS CURRENT & HISTORIC (1962)
- PLAT OF SURVEY PREPARED BY C.E. PENFOUND, PS 3200 IN JULY OF 1957 FOR FRED SMITH
- CONTOUR MAP & PLAT OF SURVEY PREPARED BY C.E. PENFOUND, PS 3200 IN SEPTEMBER OF 1957 FOR SUNRISE ALLOTMENT No. 1
- PLAT OF SURVEY PREPARED BY GARY E. PENFOUND, PS 4457 IN APRIL OF 1973 FOR FRED H. & DOROTHY A. SMITH
- PLAT OF SURVEY PREPARED BY GARY E. PENFOUND, PS 4457 IN MARCH OF 1974 FOR FRED H. & DOROTHY A. SMITH
- PLAT OF SURVEY PREPARED BY LAUNDON SIMON CAHL & ASSOCIATES, INC. IN AUGUST OF 1990 FOR TIMOTHY & MARY L. DEALER.
- PLAT OF SURVEY PREPARED BY PHILLIP A. ROSEBECK, PS 6696 ON MARCH 11, 2010 FOR MARILYN TEEPLE & GAYLE ECHOLS.
- SUNRISE ALLOTMENT No. 1 AS RECORDED IN PLAT VOLUME 20, PAGE 36 OF THE LORAIN COUNTY PLAT RECORDS.

REV.	BY	DATE	DESCRIPTION
1	BDA	04-14-2020	ISSUE TO CLIENT

BASIS OF BEARINGS

BASIS OF BEARING IS A PORTION THE CENTERLINE OF KIPTON NICKLE-PLATE ROAD WHICH IS ASSUMED TO BE NORTH 89°46'35" WEST AND IS USED TO DESCRIBE ANGLES ONLY.

THIS PLAN IS BASED UPON A SURVEY PREPARED BY RAFTER A., LTD IN MARCH OF 2020.

LEGEND:

- O IRON PIN/PIPE FOUND AS NOTED
- ⊠ MONUMENT BOX FOUND AS NOTED

GRAPHIC SCALE
0 20
10 40
(IN FEET)
SCALE: 1" = 20'

N

BOUNDARY SURVEY

SITUATED IN THE TOWNSHIP OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 20.

INTITLE AGENCY, LLC
120 E. 4th STREET, SUITE 200
CINCINNATI, OHIO 45202

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

DRAWN BY: BDA | CHECKED BY: RAF
JOB No: 2550-20 | SHEET 1 of 1