PLAT OF BOUNDARY SURVEY
OF
25379 AKINS ROAD, COLUMBIA STATION, OHIO
KNOWN AS
PARCEL NUMBERS
12-00-048-000-032, 12-00-048-000-033 & 12-00-049-000-007

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NUMBERS 48 AND 49. BEING ALL THAT LAND CONVEYED TO ROBERT AND THERESA ANDREWS IN INSTRUMENT NUMBER 2016-0605960

BEARINGS BASED ON THE CENTERLINE OF COLUMBIA WEST RIVER ROAD (NORTH 0°27'00" EAST) AS SHOWN ON PLAT OF SURVEY PREPARED BY JAMES RESAR & ASSOC. DATED MAY 26, 1994

O.L. 54 O.L. 47
O.L. 54 O.L. 48
1" IPF & USED
COLUMBIA WEST RIVER ROAD - 60' (A PUBLIC RIGHT-OF-WAY)
N 00°27'00" E (BASIS OF BEARINGS) 1163.00'(M)
AKINS ROAD - 60' (A PUBLIC RIGHT-OF-WAY)
N 49°22'49" E 199.91'(C), 200.00'(R)
N 49°22'49" E 199.39'(C), 199.98'(R)
MNS
35.75'(C)
5/8" IPF & USED ONLINE @ 35.55'
N 58°38'30" E 111.47'(R)
N 00°26'56" E 13.40'(R)
5/8" IPF 0.12'WEST "ILLEGIBLE CAP"
1 1/2" ALUMINUM CAP FOUND & USED @ P.O.B.
1 1/2" PIPE 1.24'E. @ 860.86'
N 07°39'30" W 634.88'(C), 635.00'(R)
S 07°39'30" E 605.05'(C), 605.00'(R)
PPN 12-00-048-000-031
THOMAS A. ROSS
INSTRUMENT NUMBER
2014-0499219
N 50°34'32" E 368.40'
3/4" IPF & USED
PPN 12-00-048-000-029
JOYCE A. BAUGHMAN
INSTRUMENT NUMBER
1998-0565908
5/8" IPF & USED "RESAR & ASSOC."
OIL WELL
BARN
ELECTRIC PANEL
TOP OF BANK LINE
185.38'(R) N 57°08'29" E
S 07°39'30" E 214.22'(C), 214.18'(R)
5/8" IPF & USED
N 00°02'52" E 896.51'(M), 894.16'(R)
5/8" IPF 0.45'W. @ 437.20' "HANTEL"
N 82°20'30" E 88.76'(R)
5/8" IPF & USED "JAMES ROOT"
5/8" IPF & USED "JAMES ROOT" SUBMERGED IN POND
POND
PPN 12-00-053-000-041
ROBERT A. DENINGTON AND JEREMY R. DENINGTON
INSTRUMENT NUMBER 2005-0112039
S 07°39'30" E 514.37'(C), 558.90'(R-1999)
388.03'(M), 388.09'(R-1999)
5/8" IPF DISTURBED 0.4'W. OF LINE "HANTEL"

PPN 12-00-048-000-032 & 033
ROBERT ANDREWS AND THERESA ANDREWS
INSTRUMENT NUMBER 2016-0605960

450,574 S.F. OR 10.3438 ACRES WITHIN ORIGINAL LOT NUMBER 48
OF WHICH
9,417 S.F. OR 0.2162 ACRES
LIE WITHIN R/W OF AKINS ROAD

5/8" IPF & USED "JAMES ROOT"
O.L. 53 O.L. 48
N 88°48'04" E 651.97'(C)
O.L. 52 O.L. 49
5/8" IPF & USED IN 12" MAPLE ROOT
5/8" IPF & USED "WM. DEMPSEY"
128.34'(C), 170.81'(R-1999)
PPN 12-00-048-000-029
JOYCE A. BAUGHMAN
INSTRUMENT NUMBER
1998-0565908

PPN 12-00-049-000-007
ROBERT ANDREWS AND THERESA ANDREWS
INSTRUMENT NUMBER 2016-0605960

126,074 S.F. OR 2.8943 ACRES WITHIN ORIGINAL LOT NUMBER 49

IPS N 26°27'54" E 13.33'(C)
IPS ONLINE @ 495.58', 18.82' OFF CORNER/TOP BANK
N 85°52'31" W 212.06'(C)
N 00°00'50" W 371.85'(C), 372.70'(R)
PPN 12-00-052-000-042
ROBERT A. DENINGTON AND JEREMY R. DENINGTON
INSTRUMENT NUMBER 2005-0112039
5/8" IPF N 44°51'38" W 9.01' "JAMES ROOT"
S 64°39'56" W 244.78'(C)
ROCKY RIVER
BANK LINE PER 1999 SURVEY
TOP OF BANK LINE
S 54°05'15" W 291.17'(C)
5/8" IPF 5.00' OFF CORNER & USED "JAMES ROOT"
WEST BRANCH

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 INCH = 60 FEET

4/26/2021
12-00-048
#A Corden
#21-04530-C
12-00-048-000-032
12-00-049-000-007

- ● - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PROFESSIONAL SERVICES PS8219" - IPS
- (M) - MONUMENT BOX FOUND
- ○ - IRON PIN (IPF)/PIPE (IPP) FOUND
- ⊛ - DRILL HOLE SET - DHS
- ✕ - MAG NAIL SET - MNS
- (R) RECORD
- (C) CALCULATED
- (M) MEASURED
- (U) USED

A.	ACRES	PG.	PAGE
AFN	AUDITOR'S FILE NUMBER	P.P.N.	PERMANENT PARCEL NUMBER
C.C.M.R.	CUYAHOGA COUNTY MAP RECORDS	R/W	RIGHT-OF-WAY
CL	CENTERLINE	S	SOUTH
C.L.F.	CHAIN LINK FENCE	S.F.	SQUARE FEET
CLRS	CLEARS	VOL.	VOLUME
E	EAST	W.	WEST
ENCRS.	ENCROACHES		
N	NORTH		

STATE OF OHIO · SCOTT J. CASEY · 8219 · REGISTERED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON MARCH 2ND OF 2021. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

3/3/2021
SCOTT J. CASEY 8219

Casey Professional Services, LLC
1199 Holudon Avenue, Cleveland, OH 44109
216-781-1644 office & fax 216-299-9555 mobile
www.caseyps.com

JOB NO.	21016
PREPARED FOR:	THERESA ANDREWS
SCALE:	1"=60'
DRAWN BY:	SJC
FIELD WORK DATE:	3/2/21