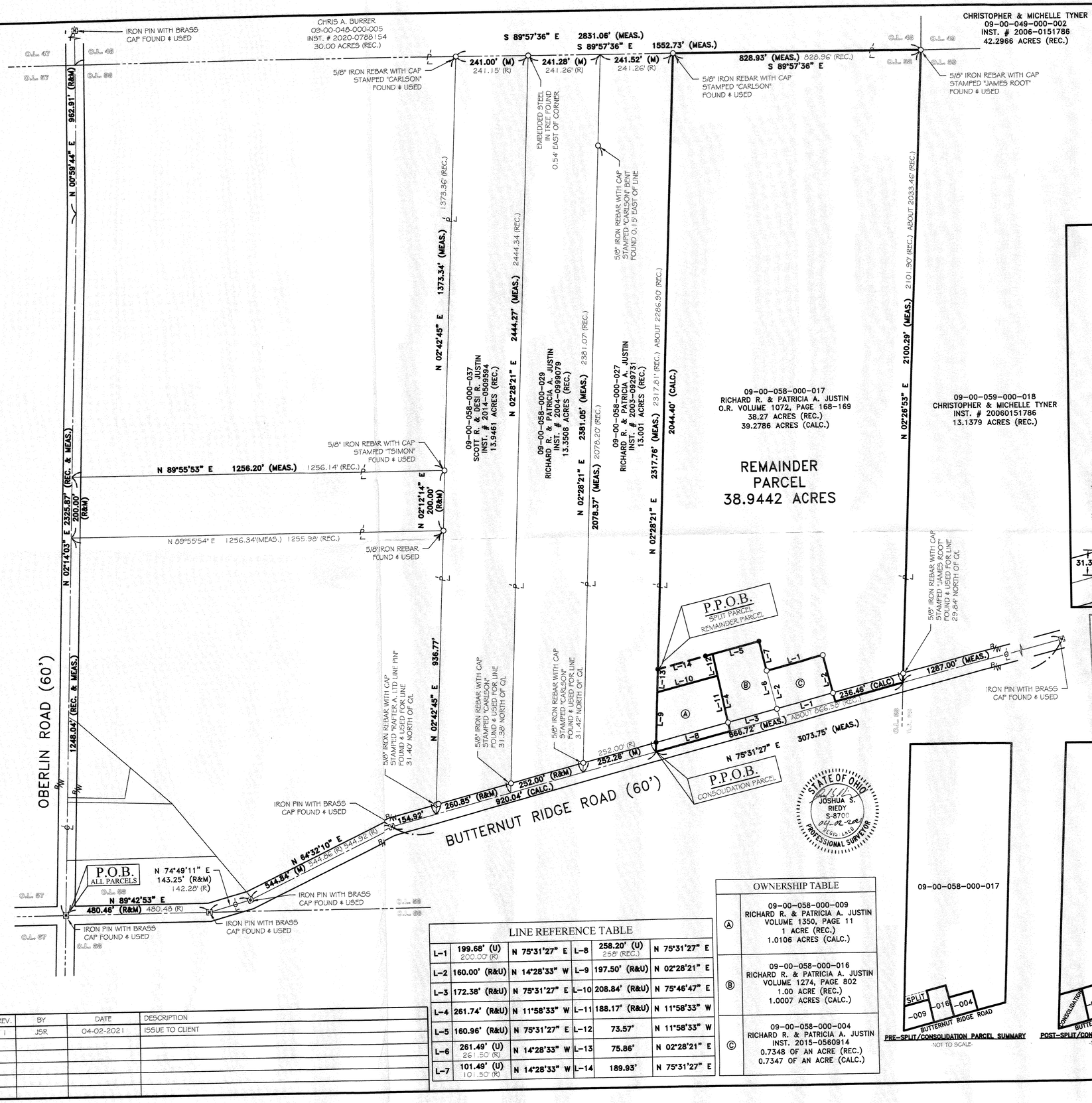
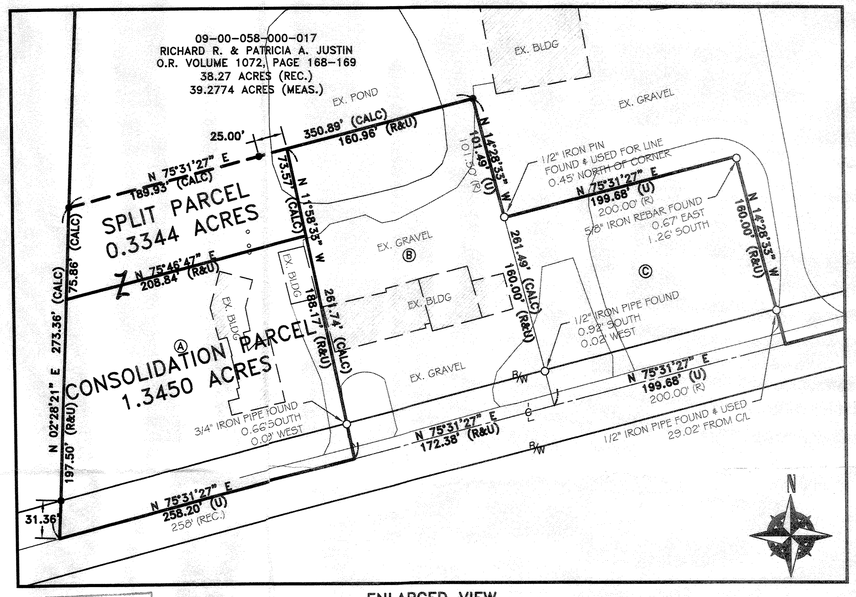
LOT SPLIT & CONSOLIDATION SURVEY

FOR

RICHARD R. & PATRICIA A. JUSTIN

SITUATED IN THE TOWNSHIP OF NEW RUSSIA, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 58.





ENLARGED VIEW

SCALE 1" = 60'

APPROVED LORAIN CO. MAP DEPT
DATE 7/22/21
PAGE 09-00-058
BY WRZ
21-0433I

S0332

09-00-058-000-036
-034
-040

REFERENCES USED:

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- PLAT OF SURVEY PREPARED FOR JOHN KNIPPER & JOHN GREGORY IN JUNE OF 2002BY THOMAS A. SIMON P.S. 7775
- PLAT OF SURVEY PREPARED FOR JUSTIN EXCAVATING IN DECEMBER OF 2004 BY RICHARD D. CARLSON P.S. 7496
- PLAT OF SURVEY PREPARED FOR JOHN KNIPPER IN FEBRUARY OF 2006 BY RICHARD D. CARLSON P.S. 7496
- PLAT OF SURVEY PREPARED FOR BROWNING-FERRIS INDUSTRIES OF OHIO IN AUGUST OF 1997 BY ROBERT E. DICKEY P.S. 6746
- PLAT OF SURVEY PREPARED FOR RICHARD R. & PATRICIA A. JUSTIN IN DECEMBER OF 2013 BY RICHARD A. FREDRICKSON P.S. 8285

BASIS OF BEARING:

A PORTION OF THE CENTERLINE OF BUTTERNUT RIDGE ROAD (60' WIDE) BETWEEN BRASS CAPPED PINS IN MONUMENT BOXES FOUND A DISTANCE OF 480.46 FEET APART FORMING A BEARING BEING NORTH 89°42'53" EAST.

SURVEY PAT BASED UPON A FIELD SURVEY PERFORMED ON DECEMBER 4TH, DECEMBER 8TH, AND DECEMBER22ND OF 2009 BY RICHARD A. FREDRICKSON, P.S.

SURVEY WRK PERFORMED BY OR UNDER THE SUPERVISION OF RAFTER A, LTD IN JANUARY AND APRIL OF 221.

STATE OF OHIO
JOSHUA S. RIEDY
S-8700
04-02-21
REGIS. LAND PROFESSIONAL SURVEYOR

LEGEND:

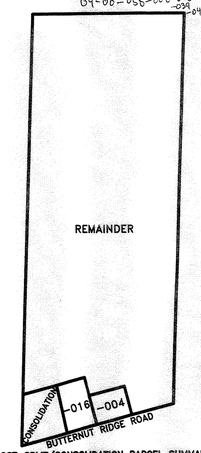
- ○ IRON PIN/PIPE FOUND AS NOTED
- ● REBAR SET WITH CAP STAMPED "Rafter A Ltd"
  (LINE PINS = GREEN CAP, CORNER PINS = YELLOW CAP)
- ⊞ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- ⬢ RAILROAD SPIKE FOUND AS NOTED

GRAPHIC SCALE
0 80 160 320
(IN FEET)
SCALE: 1" = 160'

LINE REFERENCE TABLE						
L-1	199.68' (U) 200.00' (R)	N 75°31'27" E	L-8	258.20' (U) 258' (REC.)	N 75°31'27" E
L-2	160.00' (R&U)	N 14°28'33" W	L-9	197.50' (R&U)	N 02°28'21" E
L-3	172.38' (R&U)	N 75°31'27" E	L-10	208.84' (R&U)	N 75°46'47" E
L-4	261.74' (R&U)	N 11°58'33" W	L-11	188.17' (R&U)	N 11°58'33" W
L-5	160.96' (R&U)	N 75°31'27" E	L-12	73.57'	N 11°58'33" W
L-6	261.49' (U) 261.50 (R)	N 14°28'33" W	L-13	75.86'	N 02°28'21" E
L-7	101.49' (U) 101.50 (R)	N 14°28'33" W	L-14	189.93'	N 75°31'27" E

OWNERSHIP TABLE	
A	09-00-058-000-009 RICHARD R. & PATRICIA A. JUSTIN VOLUME 1350, PAGE 11 1 ACRE (REC.) 1.0106 ACRES (CALC.)
B	09-00-058-000-016 RICHARD R. & PATRICIA A. JUSTIN VOLUME 1274, PAGE 802 1.00 ACRE (REC.) 1.0007 ACRES (CALC.)
C	09-00-058-000-004 RICHARD R. & PATRICIA A. JUSTIN INST. 2015-0560914 0.7348 OF AN ACRE (REC.) 0.7347 OF AN ACRE (CALC.)

PRE-SPLIT/CONSOLIDATION PARCEL SUMMARY
NOT TO SCALE



POST-SPLIT/CONSOLIDATION PARCEL SUMMARY
NOT TO SCALE

REV.	BY	DATE	DESCRIPTION
1	JSR	04-02-2021	ISSUE TO CLIENT

LOT-SPLIT SURVEY

SITUAED IN THE TOWNSHIP OF RUSSIA, COUNTY OF LRAIN, STATE OF OHIO, KNOWN AS BEING PART IF ORIGINAL RUSSIA TOWNSHIP LOT No. 58.

RICHARD & PATRICIA JUSTIN
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OBERLIN, OHIO 44074

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440-707-4014 · www.rafters.com · info@rafters.com

DRAWN BY: JSR | CHECKED BY: RAF
JOB No: 2029-21 | SHEET 1 of 1