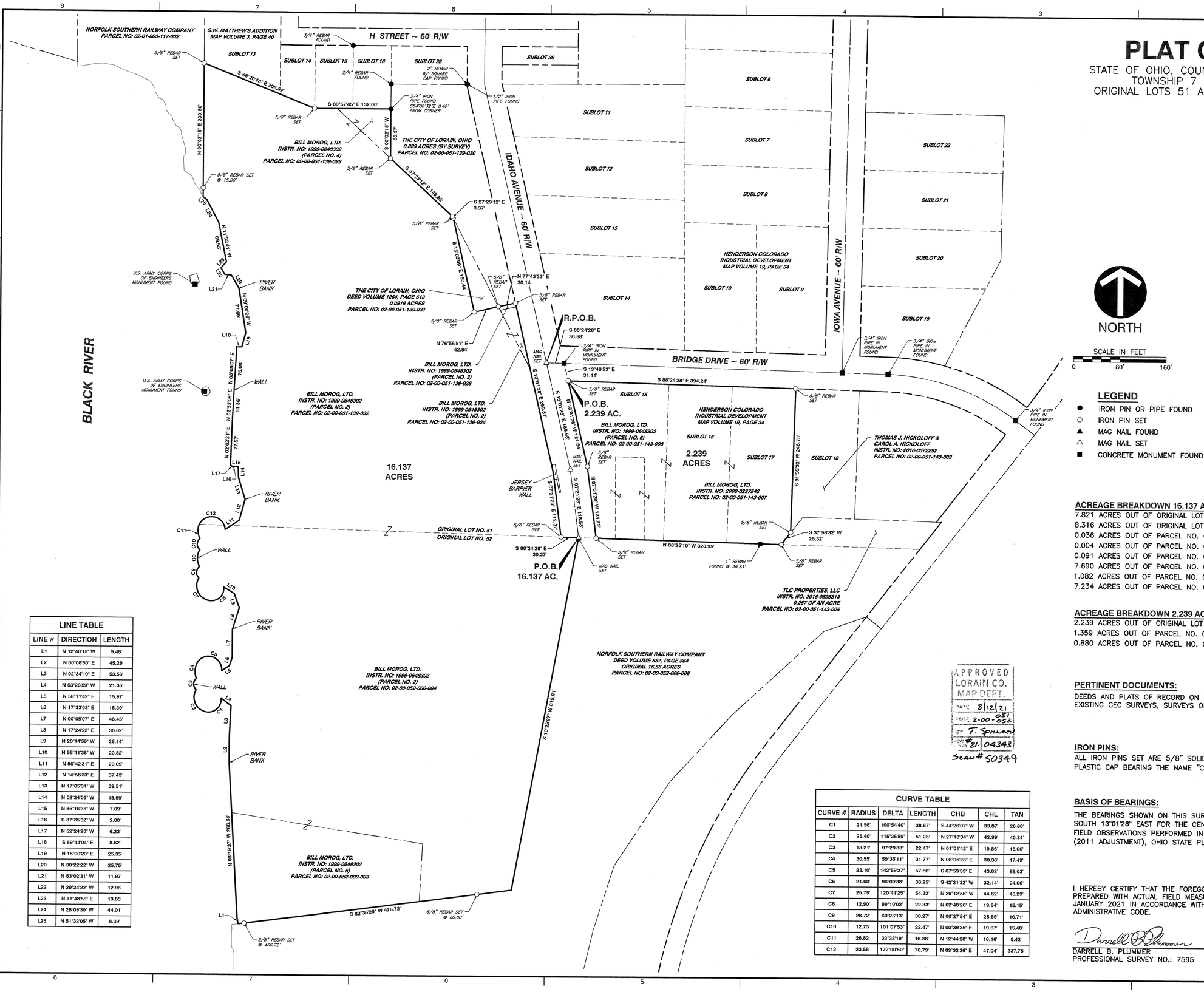
PLAT OF SURVEY

STATE OF OHIO, COUNTY OF LORAIN, CITY OF LORAIN,
TOWNSHIP 7 NORTH, RANGE 17 WEST,
ORIGINAL LOTS 51 AND 52 – SHEFFIELD TOWNSHIP.



LEGEND

- ● IRON PIN OR PIPE FOUND
- ○ IRON PIN SET
- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- ■ CONCRETE MONUMENT FOUND

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 12°40'15" W	9.48'
L2	N 00°06'50" E	45.29'
L3	N 02°34'10" E	53.56'
L4	N 53°26'59" W	21.35'
L5	N 56°11'42" E	15.97'
L6	N 17°33'03" E	15.39'
L7	N 00°05'07" E	48.45'
L8	N 17°24'22" E	38.62'
L9	N 20°14'58" W	26.14'
L10	N 58°41'38" W	20.82'
L11	N 56°42'31" E	29.09'
L12	N 14°58'33" E	37.43'
L13	N 17°05'31" W	39.51'
L14	N 02°24'05" W	18.59'
L15	N 85°16'36" W	7.09'
L16	S 37°35'32" W	2.00'
L17	N 52°24'28" W	6.23'
L18	S 89°44'04" E	8.62'
L19	N 15°00'20" E	25.35'
L20	N 30°22'22" W	25.75'
L21	N 83°02'31" W	11.97'
L22	N 29°34'22" W	12.96'
L23	N 41°48'55" E	13.85'
L24	N 28°09'30" W	44.01'
L25	N 51°32'05" W	8.39'

CURVE TABLE						
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL	TAN
C1	21.96'	100°54'40"	38.67'	S 44°26'07" W	33.87'	26.60'
C2	25.40'	115°35'59"	51.25'	N 27°18'34" W	42.99'	40.34'
C3	13.21'	97°29'33"	22.47'	N 01°01'42" E	19.86'	15.06'
C4	30.55'	59°35'11"	31.77'	N 06°05'23" E	30.36'	17.49'
C5	23.10'	142°59'27"	57.66'	S 67°53'33" E	43.82'	69.03'
C6	21.60'	96°09'38"	36.25'	S 42°21'32" W	32.14'	24.06'
C7	25.79'	120°41'25"	54.32'	N 29°12'56" W	44.82'	45.29'
C8	12.90'	99°10'02"	22.33'	N 02°48'26" E	19.64'	15.15'
C9	28.72'	60°23'13"	30.27'	N 00°27'54" E	28.89'	16.71'
C10	12.73'	101°07'53"	22.47'	N 00°39'35" E	19.67'	15.48'
C11	28.82'	32°33'19"	16.38'	N 12°44'28" W	16.16'	8.42'
C12	23.58'	172°00'50"	70.79'	N 89°32'36" E	47.04'	337.78'

APPROVED
LORAIN CO.
MAP DEPT.
DATE 8/12/21
PAGE 2-00-051
BY T. Spillman
TAX MAP # 21-04343

Scan # 50349

ACREAGE BREAKDOWN 16.137 ACRE TRACT

7.821 ACRES OUT OF ORIGINAL LOT NO. 51.
8.316 ACRES OUT OF ORIGINAL LOT NO. 52.
0.036 ACRES OUT OF PARCEL NO. 02-00-051-139-024.
0.004 ACRES OUT OF PARCEL NO. 02-00-051-139-028.
0.091 ACRES OUT OF PARCEL NO. 02-00-051-139-029.
7.690 ACRES OUT OF PARCEL NO. 02-00-051-139-032.
1.082 ACRES OUT OF PARCEL NO. 02-00-052-000-003.
7.234 ACRES OUT OF PARCEL NO. 02-00-052-000-004.

ACREAGE BREAKDOWN 2.239 ACRE TRACT

2.239 ACRES OUT OF ORIGINAL LOT NO. 51.
1.359 ACRES OUT OF PARCEL NO. 02-00-051-143-007.
0.880 ACRES OUT OF PARCEL NO. 02-00-051-143-008.

PERTINENT DOCUMENTS:

DEEDS AND PLATS OF RECORD ON FILE AT THE LORAIN COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT LORAIN COUNTY.

IRON PINS:

ALL IRON PINS SET ARE 5/8" SOLID REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE NAME "CEC INC".

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 13°01'28" EAST FOR THE CENTERLINE OF IDAHO AVENUE, BASED ON FIELD OBSERVATIONS PERFORMED IN JANUARY 2021, AND BASED ON NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE NORTH ZONE.

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS PERFORMED IN JANUARY 2021 IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

Darrell B. Plummer 7/19/2021
DARRELL B. PLUMMER DATE
PROFESSIONAL SURVEY NO.: 7595

STATE OF OHIO
DARRELL B. PLUMMER
7595
REGISTERED
PROFESSIONAL SURVEYOR

REVISION RECORD		
NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

LORAIN COUNTY
STATE OF OHIO

16.137 ACRE TRACT
2.239 ACRE TRACT

DATE:	JULY 2021	DRAWN BY:	DBP
DWG SCALE:	1" = 80'	CHECKED BY:	MJW
PROJECT NO:			307-170
APPROVED BY:			DBP

DRAWING NO.: SRV

SHEET 1 OF 1

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