BOUNDARY SURVEY MAP

MADE AT THE INSTANCE OF

ELIZABETH & ANDREW GARVER & TAMMY M. GILBERT

GARVER PARCEL KNOWN AS BEING PART OF SUBLOTS 17 & 18 IN KINGS SUBDIVISION AS SHOWN BY THE RECORDED PLAT IN VOLUME 5 OF MAPS, LORAIN COUNTY RECORDS
GIBERT AND GARVER PARCEL KNOWN AS BEING PART OF RUSSIA TOWNSHIP LOTS No. 85 & 86

NOW IN THE CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO

I hereby state that this plat is a true and accurate representation of the premises shown hereon, and was based on an actual survey performed on the groundunder my supervision, and is in accordance with the minimum standards for boundary surveys as adopted by the State of Ohio. Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses given are abased on the centerline of King St. bearing North 0 degrees 02 minutes 54 seconds West and are used to indicate angles only.

HOFMANN-METZKER, INC.
Registered Professional Surveyors
24 Beech St. - P.O. Box 343
Berea, Ohio 44017
(440) 234-7350
email: george_hm@ameritech.net

STATE OF OHIO · GEORGE HOFMANN 6752 REGISTERED SURVEYOR

Registered Surveyor No. 6752
George A. Hofmann

SURVEY LEGEND

calc	Denotes Calculated Distance or Angle
prev	Denotes Previous Distance or Angle
state	Denotes State Distance or Angle
obs	Denotes Observed Distance or Angle
r	Denotes Record Distance or Angle
d	Denotes Deed Distance or Angle
u	Denotes Used Point, Distance or Angle
R/W	Denotes Right of Way
℄	Denotes Centerline
PL	Denotes Property Line
BL	Denotes Baseline
I.P.S. ◉	Denotes 5/8" Iron Pin 30" Long Set and Capped 6752/7477
○	Denotes Iron Pipe Found
●	Denotes Iron Pin Found
M	Denotes Existing Iron Pin Monument Found
×	Denotes Drill Hole Found or Set
⊙	Denotes Nail Found or Set
THS ⊡	Denotes Hub Stake Found or Set

EAST COLLEGE STREET 60'

KING STREET 60'

Assumed N

GRAPHICAL SCALE
30 15 0 30
(FEET)
1" = 30'

3/4" I. Pipe Fd & Used
30.00'
POB
62.00'
66.00'
62.00'
70.00'
66.00'
66.00'
66.00'
66.00'
66.00'
204.00'
60.00'
7
8
9
10
11
12
13
14
15
16
17
1/4" I. Pin Fd 1.46' E
3/4" I. Pipe Fd 1.65' E
3/4" I. Pipe Fd 1.22' E -1.21S
3/4" I. Pipe Fd 1.79' E
3/4" I. Pipe Fd 2.52' E
3/4" I. Pipe Fd
5/8" I. Pin Fd
1/2" I. Pipe Fd & Used
30.00'
132.00'
N89°57'06"E 205.04'
3/4" I. Pipe Fd & Used
OL 86
OL 85
894.00' D & U
N00°02'54"W 1020.00' Rec & Used
Parcel 09-00-086-112-033
Jennifer Anne Fraser
Doc. # 2013-0463103
¾" I. Pipe Fd 3.00' E of Corner
Garage Enc 0.8' To Siding
Ex. Gar
N89°57'06"E 205.21' Deed & Used
Shallow Drill Hole Fd Re-Drilled
THS
Ex. Barn
Ex. Garage
16.3'
Ex.Dwelling 92 King
53.7'
11.1'
Parcel 09-00-086-112-015
Peggy Ellis
DV 1254, P. 321
N00°05'58"E 66.00' Deed & Used
Parcel 09-00-086-112-034
Tammy M. Gilbert
Doc. #2017-0627225
Ref: Survey by Laundon-Simon-Cahl dated July 1985
Parcel 09-00-086-112-044
Tama Carroll
AFN 2016-0611200
¾" I. Pipe Fd 3.00' E of Corner
205.38' Deed & Used N89°57'06"E
3/4" I. Pipe Fd 10.07'W
Parcel 09-00-086-112-035
Charles & Rennee Steinbrenner
Doc. # 1998-0577797
66.00' D & U
Pavement Outside Public R/W
Mag Nail Set
Mag Nail Set
1" I. Pipe Fd 14.26' E
Parcel 09-00-087-104-015
Alexis Bordy
Brandi Brosky
Doc. #2017-0626942
66.00' Rec per Plat
91°7'15" Calc
90°0'0" Plat
S88°55'39"E 214.86' Penfound 214.81'Calc 217.76 Warden
42.21' Warden & 42.23' Map & Calc
5/8" I. Pin Fd
36.13' Warden 36.37' Calc
42.23
6.6'
45.8'
Ex.Dwelling 97 King
Parcel 09-00-087-104-016
Elizabeth & Andrew Garver
Doc. #2020-0789738
56.00' D & U
Ex. Conc. Dr
Ex. Garage
PPOB
5/8" I. Pipe Fd
30.00'
30.00'
N89°57'06"E 20.00'
3/4" I. Pipe Fd
3/4" I. Pipe Fd Bent
10.00'
13.6'
82.25
132.25' Penfound & Used S35°40'03"W
Ref: Survey by J.W. Warden dated Nov. 1938
Ref: Survey by C.E. Penfound dated Nov. 1956
3/4" I. Pipe Fd
50.00
146.30' Penfound 146.13' Calc N68°16'13"W
75°3'44"
3/4" I. Pipe Fd Bent
70.00'
60.38'
6.00'
3/4" I. Pipe Fd
Parcel 09-00-087-104-017
Gregory & Mary Kate Cross
Doc. #2007-0222197
Ref: KS Survey dated 1985
5.00'
17.33'
25.77'
28.45'
36.86'
11.24'
115.49'
115.74' TM
109.57' TM

APPROVED
LORAIN CO
MAP DEPT
DATE 4/26/23
PAGE 09-00-087
BY WRZ
23-05071-C

50876