

PLAT OF SURVEY

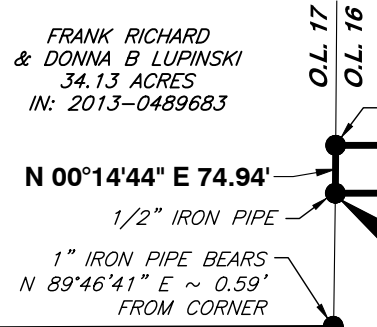
STATE OF OHIO, COUNTY OF LORAIN,
PART OF ORIGINAL LOT 16, TOWNSHIP 4 NORTH, RANGE 17 WEST,
CONNECTICUT WESTERN RESERVE

C/L S.R. 301 ~ (LaGRANGE ROAD)
(R/W WIDTH VARIES)

MARY A. CARLSON
& JOYCE A. ELLENBERGER
11.843 ACRES
IN: 2006-0134565

FRANK RICHARD
& DONNA B LUPINSKI
34.13 ACRES
IN: 2013-0489683

STREAM AND WETLANDS FOUNDATION
100.0497 ACRES ~ PARCEL ONE (PARCEL B)
15-00-016-000-011
IN: 2023-0907057



N 00°14'44" E 74.94'

3.334 ACRES

N 89°56'50" E 2676.96'

5/8" REBAR (CARLSON) @ 2647.44'

S 89°56'51" W 947.58'

SEE DETAIL A FOR ENLARGEMENT

S 00°07'52" W 16.51'

S 00°32'22" E 58.41'

1/2" IRON PIPE @ 29.50'

S 89°56'46" W 1730.21'

P.O.B.

VILLAGE OF LAGRANGE
3.34 ACRES
VOL 310, PAGE 358

STREAM AND WETLANDS FOUNDATION
54.8427 ACRES ~ PARCEL TWO
15-00-016-000-004
IN: 2023-0907057

LEGEND

- 5/8" REBAR FOUND (UNLESS OTHERWISE STATED)

BASIS OF BEARINGS:

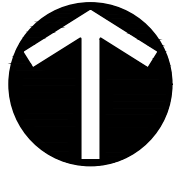
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 00°07'52" WEST AS DETERMINED FOR THE CENTERLINE OF STATE ROUTE 301 BASED ON FIELD OBSERVATIONS PERFORMED IN MAY, 2023 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON MAY, 2 OF THE YEAR 2023.

IRON PINS:

ALL IRON PINS SET ARE 5/8" SOLID REBAR THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

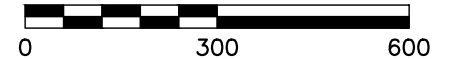
PERTINENT DOCUMENTS:

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



NORTH

SCALE IN FEET



LOT 9

LOT 10

RODAK RIDGE
SUBDIVISION
P.B. 61, PG 30

LOT 11

LOT 12

O.L. 17
O.L. 24

3/4" IRON PIPE BEARS
S 88°26'36" W ~ 5.89'
FROM CONRER

DON & LAURA SCARBROUGH
104.18 ACRES
IN: 2013-0469386

EXISTING 15'
WATERLINE EASEMENT

PROPOSED 30'
WATERLINE EASEMENT

DETAIL A
SCALE 1" = 40'

CERTIFICATION:

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN MAY, 2023.

Jeremy L. Van Ostran

JEREMY L. VAN OSTRAN
PROFESSIONAL LAND SURVEYOR NO. 8283

6/14/23

DATE



Civil & Environmental Consultants, Inc.

250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808

www.cecinc.com

STREAM & WETLANDS FOUNDATION
LaGRANGE PROPERTY
LORAIN COUNTY, OHIO

3.334 ACRES

DRAWN BY:	KAS	CHECKED BY:	JLV	APPROVED BY:	JLV	EXHIBIT:	SRV
DATE:	MAY 2023	DWG SCALE:	1"=300'	PROJECT NO:	331-255		