

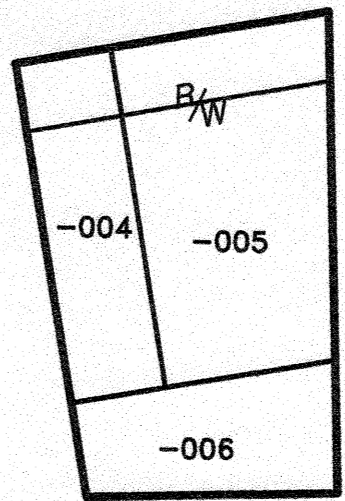
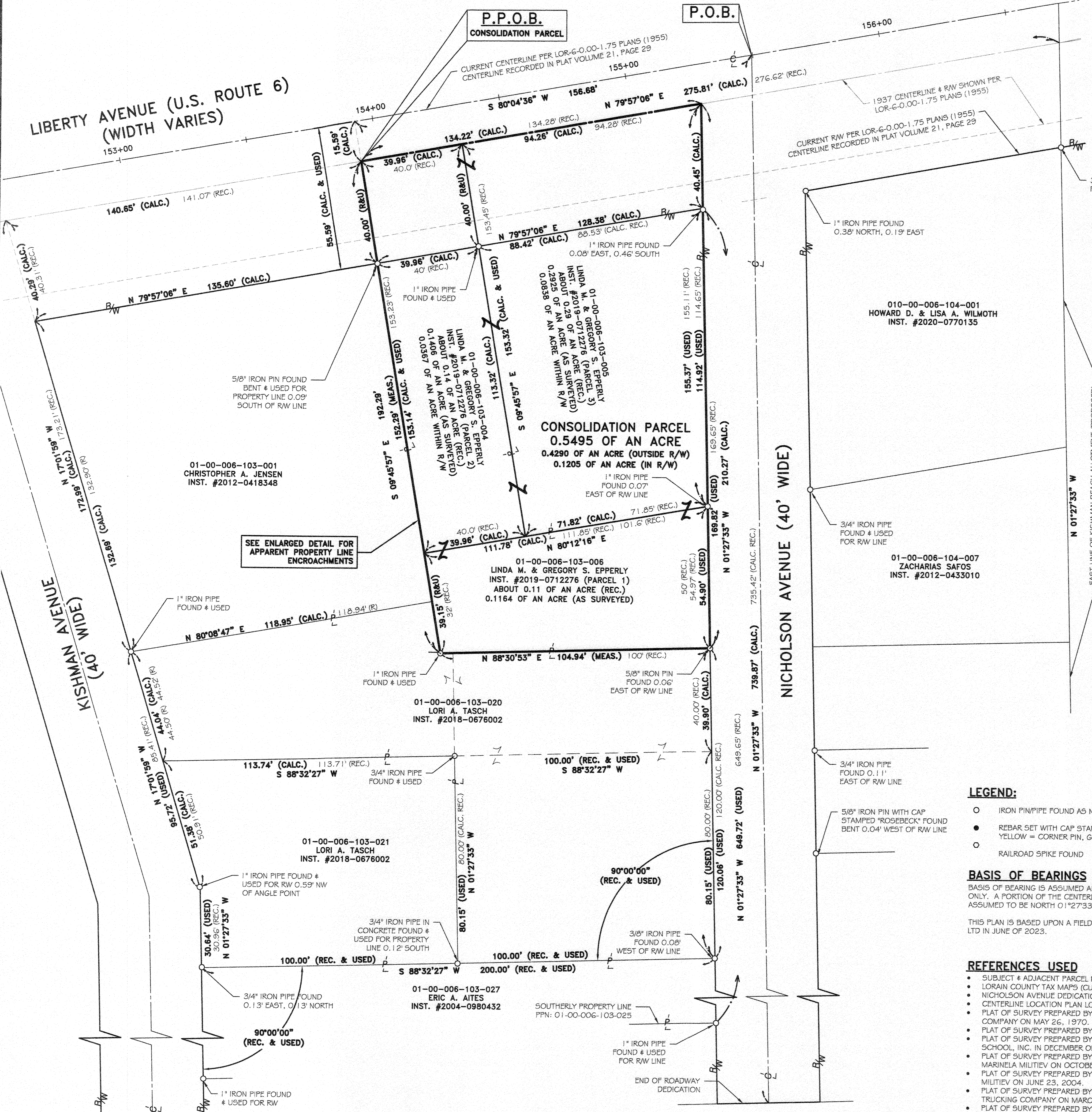
CONSOLIDATION SURVEY

FOR

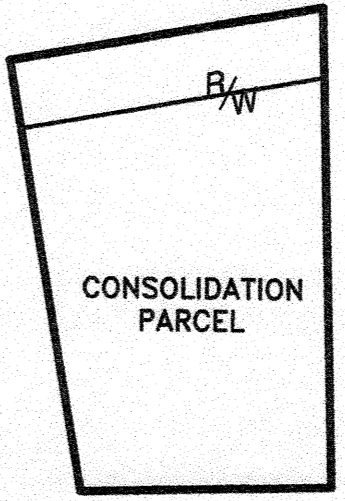
LINDA M. & GREGORY S. EPPERLY
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN,
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL
BROWNHelm TOWNSHIP LOT NUMBER 06.

LIBERTY AVENUE (U.S. ROUTE 6)
(WIDTH VARIES)

NICHOLSON AVENUE (40' WIDE)

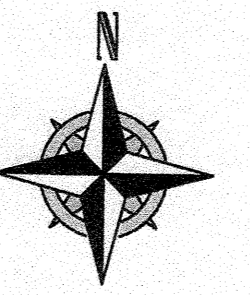


PRE-CONSOLIDATION
PARCEL SUMMARY
-NOT TO SCALE-



CONSOLIDATION
PARCEL
-NOT TO SCALE-

APPROVED
LORAIN CO
MAP DEPT
DATE 9/14/23
PAGE 01-00-006
BY WRZ
23-04746
51007



GRAPHIC SCALE
0 20 40
(IN FEET)
SCALE: 1" = 20'



LEGEND:

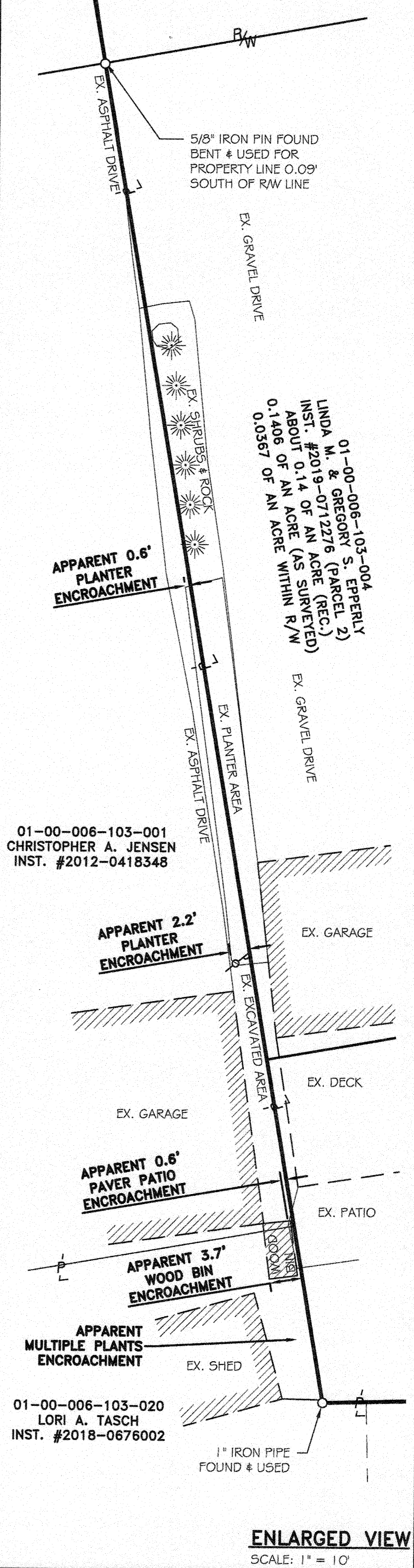
- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH CAP STAMPED "RAFTER A LTD"
YELLOW = CORNER PIN, GREEN = LINE PIN
- RAILROAD SPIKE FOUND

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF NICHOLSON AVENUE IS ASSUMED TO BE NORTH 01°27'33" WEST AS SHOWN HEREON.
THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JUNE OF 2023.

REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON.
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS).
- NICHOLSON AVENUE DEDICATION PLAT VOLUME 43, PAGE 07.
- CENTERLINE LOCATION PLAN LOR-6-0.00-1.75 PLAT VOLUME 21, PAGE 29.
- PLAT OF SURVEY PREPARED BY GARY E. PENFOUND, PS 4457 FOR CITY TITLE COMPANY ON MAY 26, 1970.
- PLAT OF SURVEY PREPARED BY M.G. HURA, PS 4712 IN AUGUST OF 1997.
- PLAT OF SURVEY PREPARED BY PHILLIP A. ROSEBECK, PS 6696 FOR LUCY IDOL SCHOOL, INC. IN DECEMBER OF 1996.
- PLAT OF SURVEY PREPARED BY RICHARD D. CARLSON, PS 7496 FOR IVAN & MARINELA MULTITRY ON OCTOBER 26, 2001.
- PLAT OF SURVEY PREPARED BY THOMAS M. SNEZEC, PS 7051 FOR IVAN & MARINELA MULTITRY ON JUNE 23, 2004.
- PLAT OF SURVEY PREPARED BY THOMAS M. SNEZEC, PS 7051 FOR KARNOW TRUCKING COMPANY ON MARCH 9, 2007.
- PLAT OF SURVEY PREPARED BY BRENT D. ANDERSON OF RAFTER A, LTD FOR HERK EXCAVATING INS. ON AUGUST 15, 2018.



ENLARGED VIEW
SCALE: 1" = 10'

REV.	BY	DATE	DESCRIPTION
1	BDA	06-20-2023	ISSUE TO CLIENT
2	BDA	09-13-2023	REVISED TO CORRECT PARCELS TO CENTERLINE OF ORIGINAL US 6

LOT-SPLIT & CONSOLIDATION SURVEY SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BROWNHelm TOWNSHIP LOT NUMBER 06.		RAFTER A, LTD LAND SURVEYING • ENGINEERING • TESTING 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074 440-707-4014 • www.raftera.com • info@raftera.com
LINDA M. & GREGORY S. EPPERLY 406 NICHOLSON AVENUE VERMILION, OHIO 44089	DRAWN BY: BDA JOB NO: 3171-23	