

Plat of Survey
State of Ohio
County of Lorain
Part of Original Lot 84
Russia Township
within th City of Oberlin

PP # 09-00-084-107-007
1.0400 acres as surveyed

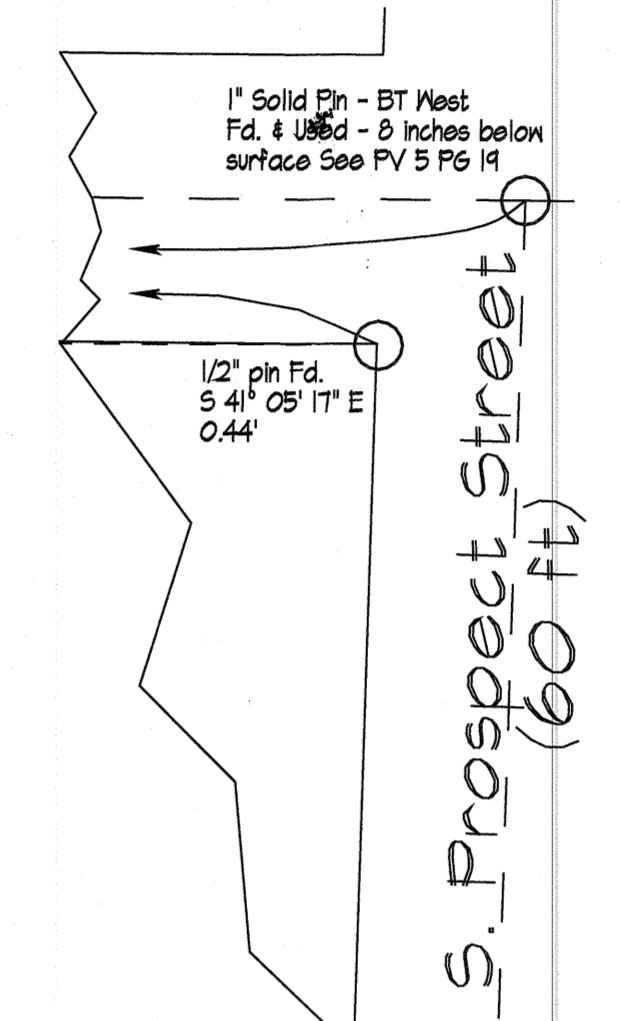
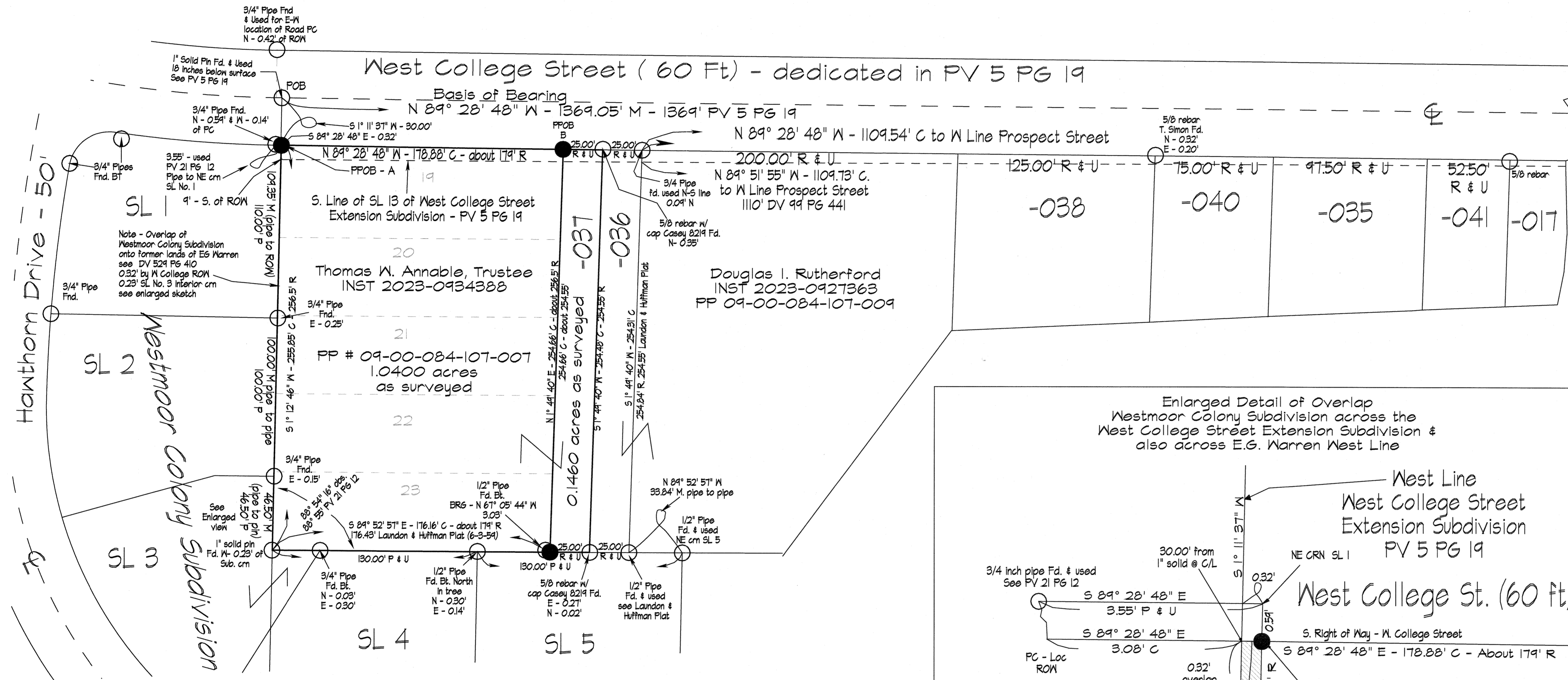
Including 0.0345 acres located
in Sublot No. 13 in West College Street
Extension - Plat Volume 5 PG 19

PP # 09-00-084-107-037
0.1460 acres as surveyed

Including 0.0044 acres located
in Sublot No. 13 in West College Street
Extension - Plat Vol. 5 PG 19

Rafter A. LTD
42653 Oberlin Elyria Road
Oberlin, OH 44074
440-707-4014
www.raftera.com

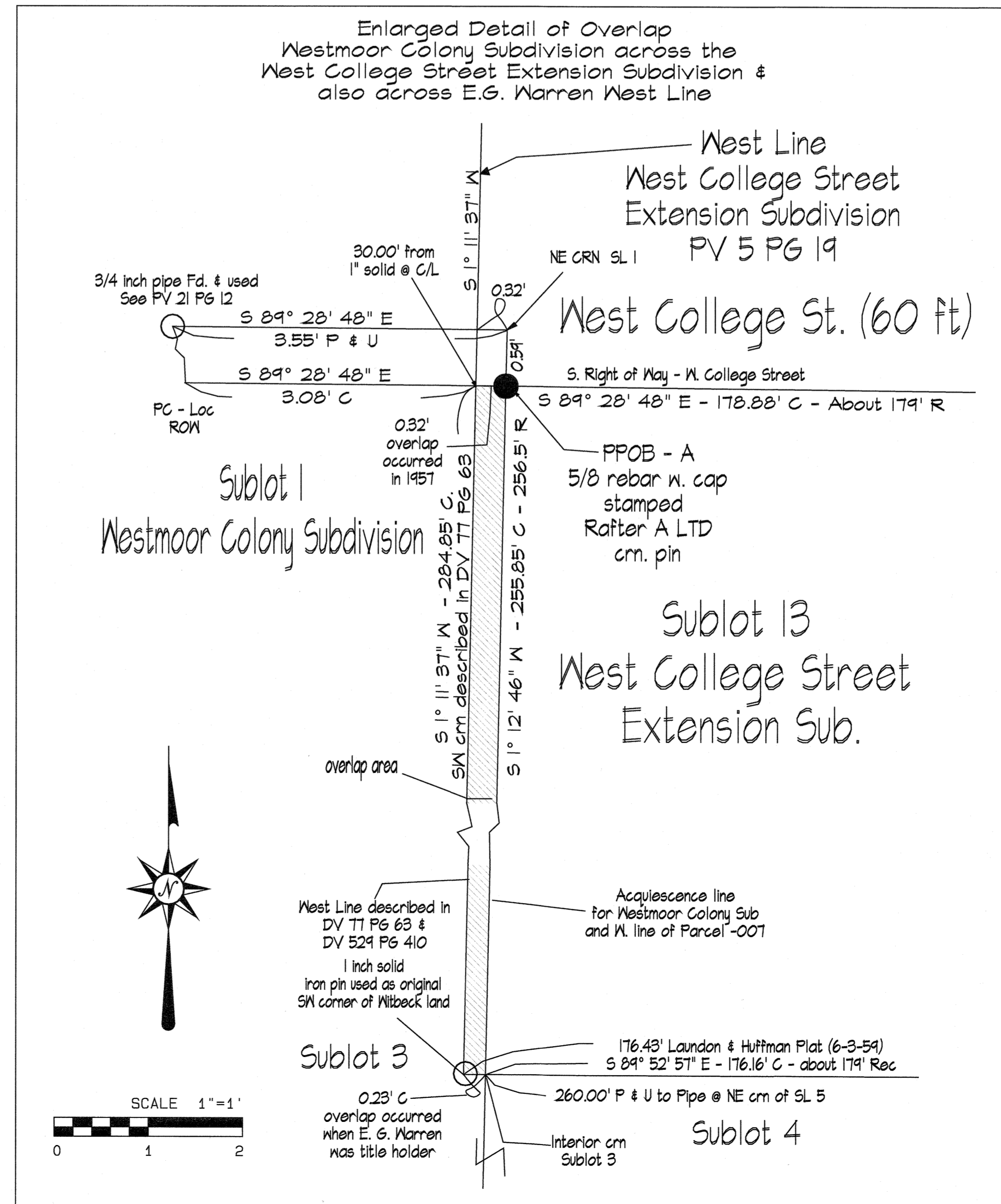
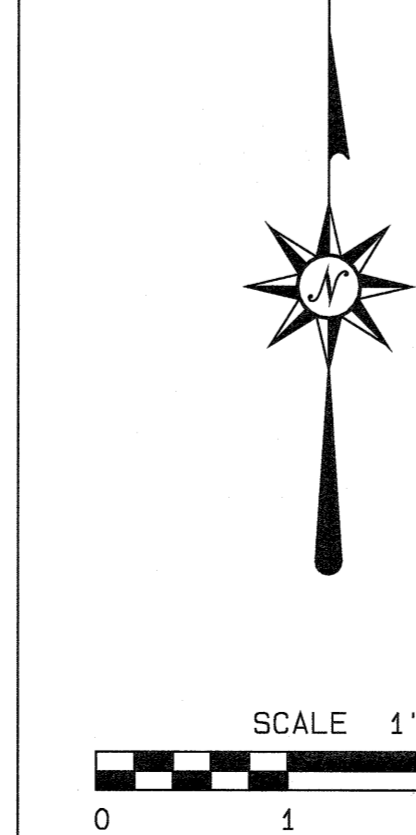
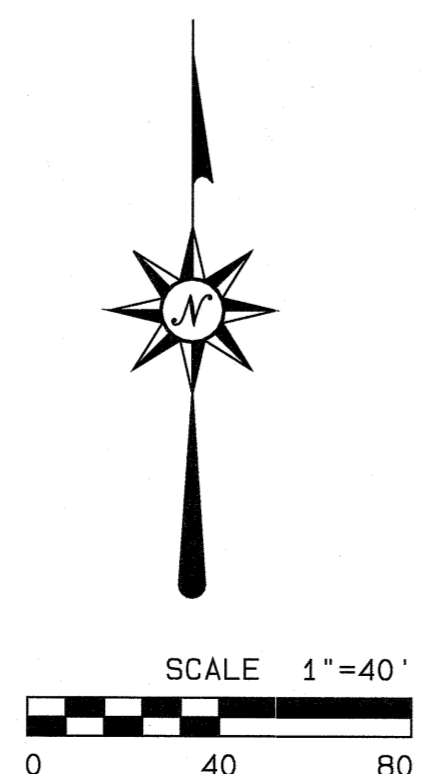
Boundary Survey made at the request of Thomas Annable and performed by Rafter A. LTD in November of 2023
Basis of Bearing is N 89° 28' 48" W for the Centerline of West College Street between
1 inch solid iron monuments found 1369.06' distant from each other as indicated hereon.



Note - Rafter A. LTD Professional Surveyors (R. Fredrickson & J. Kazmierczak), located the West Monument of West College Street Extension Subdivision on 11-10-2023. It is my opinion that this monument had not been used by surveyors of The Westmoor Colony Subdivision in 1957. Certain Monuments shown on PV 21 PG 12 were used as indicated. Additionally, Instrument No. 2023-0934388 describes the west line of PP # 09-00-084-107-007 as being the East line of Westmoor Colony Subdivision. Since these later set monuments have been used & relied upon, it is my professional opinion that the East line of Sublots 1, 2 and 3 in Westmoor Colony subdivision are the shared property line with PP # 09-00-084-107-007. Deed Volume 529 Page 410 describes the west line of E. G. Warren land and the enlarged view indicates the location of this line and where it lies in relation to the Westmoor Colony Sub. line. Deed Volume 77 PG 63 describes same west line.

References

- Lorain County Tax Map (1962)
- Recordings listed hereon
- Lorain County Plat Volume 5 PG 19
- Lorain County Plat Volume 21 PG 12
- Survey Plat by David Williams in 2017 of Parcel -041
- Survey Plat by Laundon & Huffman for Eric Nord 6-3-59
- Survey Plat by T. Simon in 2011 for K & D Roose
- Survey Plat by S. Casey in 2018 of Parcel -009 & -036
- Survey Plat by J W Warden for Hazel Smith - 12-6-1943

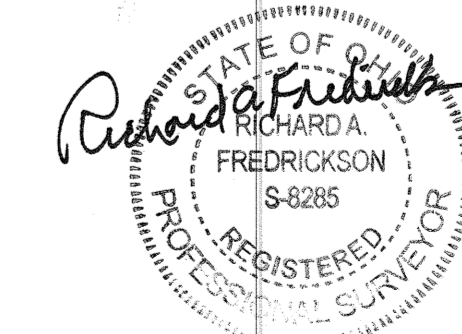


Legend

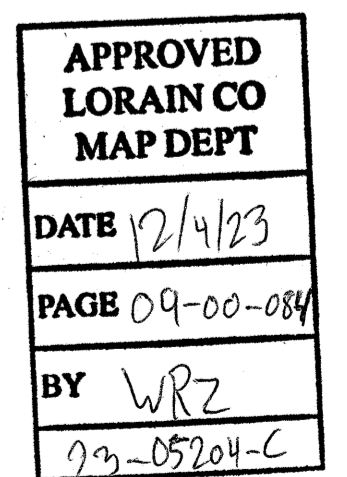
- iron pin or pipe found as noted
- 5/8 inch rebar w/ yellow cap stamped Rafter A LTD corner pin
- M Measured Distance
- C Calculated Distance

Revised Plat Note - original survey data was collected via GPS. During the process of setting pins with a convention total station, it was discovered that certain GPS data collected did not meet the standard of precision that is required.

A resurvey was performed with conventional total station on November 30, 2023. This survey plat supersedes the previous plat of survey dated 11-18-2023. All pins have been set as is indicated hereon.



12-01-2023



51075

project No. 3378-23
Drawing revised by RAF 12-01-2023