Plat of Survey
State of Ohio
County of Lorain
Township of Wellington
Part of O.L. 25
Split from
18-00-025-000-017
7.2289 acres
as surveyed

Field survey performed by Richard A. Fredrickson (PS No. 8285) and Johua E. Kazmierczak (PS No. 8605) of Rafter A., LTD on 12-04-2023, 12-11-2023, 12-15-2023 and 12-16-2023.

Basis of Bearing is the South line of O.L. 25
Bears S 89° 39' 00" E as shown hereon

References

recordings listed hereon
Plat of Survey - A. Planet for T. Walker 12-30-22
Plat of Survey - B. Anderson for Ohio Edison - 5-1-2017
Plat of Survey - J. Wellert for T. Brown 8-9-22
Plat of Survey - G. Haney for T. Brown - 11-2003
Right of Way LOR 58-4.44 sheets 1-4

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

STATE OF OHIO
RICHARD A. FREDRICKSON
S-8285
REGISTERED PROFESSIONAL SURVEYOR
1-16-2024

Legend
- o iron pin or pipe found as indicated
- ● 5/8 inch rebar set with cap as indicated
- ○ swing tie mounment found
- □ stone monument
- U Used - distance or angle
- C Calculated distance
- R Record - distance or angle
- Obs Observed distance or angle

N 1° 07' 39" E 43.85' obs.
S 58° 55' 38" E 43.975' C
55' LT
60° Used
240+00
Conc. Mon Used REF to C/L @ 240+00
N 61° 07' 39" E 44.00' U
Station 286+00 65' LT
Conc. Mon w/ X Leans West REF to C/L @ 285+00
N 54° 27' 27" W 46.61' C.
N 1° 05' 34" E - 721.06' C. to STA 290+00
SR 58

Sadie Goble and Daniel Goble
INST 2022-0900421
PP # 18-00-025-000-010

5/8 rebar with cap stamped "Wellert" used E-W line 44.19' from C/L
Railroad tie post E- 4 ft. from iron stake
fence line ~ 2 ft. N. of Prop. line
S 89° 22' 07" E - 470.00'
S 89° 22' 07" E - 3,021.72 C to iron stake found
Iron stake square pin found & used E-W P/L
5/8 rebar with yellow plastic cap stamped "Rafter A. LTD" corner pin"
Station 282+00 45' LT
Lorain County Metropolitan Park District INST 2017-0625901 Parcel 18-00-036-000-012

APPROVED LORAIN CO MAP DEPT
DATE 3/13/24
PAGE 18-00-026
BY WRZ
24-04824
51136

Note - center line distance Calc. from 280+00 to 290+00 in field = 1000.11'

Parcel Split
7.2289 Acres
as surveyed

N 1° 05' 34" E - 670.00'
S 1° 05' 34" W - 652.88' C.
120° used
N 58° 54' 21" W 44.00' U
Conc. Mon w/ X used Ref to LOR 58-4.44 Station 280+00
S 1° 05' 34" W - 650.75' C. to STA 276+28.24

Station 278+00 45' LT

C3 - Curve Data
Radius = 2,573.74 feet
Delta = 0° 02' 52" (concave NW)
Length = 17.12 feet
CH. BRG = S 1° 17' 05" W
CH DIST = 17.12 feet

Station 276+28.24 55' LT
C3
S 1° 05' 34" W - 2.13'
N 58° 58' 56" W 58.13' C
Conc. Mon w/ broken top Ref to LOR 58-4.44 PT Station 276+28.24
N 89° 22' 07" W - 469.94'
5/8 rebar with yellow plastic cap stamped "Rafter A. LTD" corner pin"
5/8 rebar with green plastic cap stamped "Rafter A. LTD line pin only" set @ 55.01' from C/L
PT
PPOB
Note - actual field PT found to be 2.13' S. of LOR 58-4.44 Plan PT

Remainder Parcel
116.068 acres - by subtractionfrom records

Ohio Edison Company
INST 2017-0683228
Parcel 18-00-036-000-013

C2 - Curve Data
Radius = 2,573.74 feet
Delta = 11° 08' 12" (concave to NW)
Length = 500.26 feet
CH. BRG = N 7° 02' 37" E
CH DIST = 499.47 feet

Curve Data - per field monuments
Centerline - PC to PT
Radius = 2,573.74 feet
Delta = 11° 31' 04" (concave to NW)
Length = 517.39 feet
T = 259.565 feet

C2
SR 58

Terry L. Walker, Trustee
Walnut Walnut Valley Trust
INST # 2021-0815054
Parcel 18-00-025-000-017

Conc. Mon w/ X used Ref to LOR 58-4.44 PC - Station 271+09.05
STA 271+09.05 55' LT
N 47° 22' 06" W 38.005' U
PC
Conc. Mon w/ X used Ref to LOR 58-4.44 PC - Station 271+09.05
S 72° 37' 54" W 38.005' U

C1 - Curve Data
Radius = 2,586.71 feet
Delta = 2° 17' 58" RT
Length = 103.81 feet
CH. BRG = N 11° 27' 44" E
CH DIST = 103.80 feet

N 12° 36' 43" E - 283.10' C. (ODOT says PT @ Rp 38)
STA 268+25.97 50' LT
N 72° 36' 35" E 39.965' U
PT
Conc. Mons w/ X used Ref to LOR 58-4.44 PT - Station 268+25.97
C1
S 47° 23' 25" E 39.965' U

State of Ohio
Department of Natural Resources
INST # 2023-0933775
Parcel 18-00-025-000-016

6 inch x 6 inch Stone with chiselled cross found 9 inches above grade used for OL corner
5/8 rebar fnd w/ cap Rolling - Hocevar
5/8 rebar fnd w/ cap Rolling - Hocevar fnd. N- 0.10' of line 51.03' C/L
OL 36
OL 25
OL 16
Wellington TWP OL 25
15' width deed
OL 25
OL 24
Huntington Township Tract 7
S 89° 39' 00" E - 3,369.83' C. Stone to C/L SR 58
3,367.41' Deed Record
Huntington Township - OL 8 Tract 5
5/8 rebar fnd w/ cap Rolling - Hocevar fnd & used 50.86' C/L

N 65° 29' 32" E 38.37'
Conc. Mon w/ X shifted north 1.07'
S 52° 57' 46" E 37.84'
PI
Conc. Mon w/ X Ref to LOR 58-4.44 Station 265+69.56

Forthofer Farm Land Conservancy LLC
INST # 2011-0365365
Parcel 21-05-016-000-002

Curve Data - per field monuments
Centerline - PC to PT
Radius = 2,586.71 feet
Delta = 11° 21' 33" (concave to SE)
Length = 512.83 feet
T = 257.26 feet

SR 58
N 61° 15' 00" 42.99' U
STA 263+13.15 50' LT
Conc. Mons w/ X used Ref to LOR 58-4.44 Station 263+13.15
S 58° 45' 00" 42.99' U

SCALE 1"=80'
0 80 160

drawing by RAF
project 3401-23