

**DESCRIPTION OF A 0.045 ACRE REMAINDER PARCEL
(PARCEL 12 IN LOR-CR502-0.142)**

Situated in the State of Ohio, County of Lorain, City of Oberlin, being located in Original Russia Township Lot Numbers 86, Township 5, Range 18, Connecticut Western Reserve, being a part of Lot 37 of the Original Plat of Oberlin, of record in Plat Book 5, Page 30, being a part of that tract of land described in a deed to **City of Oberlin, Ohio**, of record in **Instrument Number 2021-0818424** (herein referred to as "City of Oberlin tract"), all records referenced herein are on file at the Office of the Recorder for Lorain County, Ohio, and being further bounded and described as follows:

Commencing for reference at an iron pin set at the intersection of the existing south right-of-way line for East Vine Street (f.k.a. Mill Street; 49.50' R/W width) and the existing east right-of-way line for Main Street (R/W width varies), both roadways as delineated on said Original Plat of Oberlin, being the northwest corner of said Lot 37, being the northwest corner of that tract of land described in a deed to Odevco Limited Liability Company, of record in Instrument Number 1997-0495267 tract (herein referenced as "Odevco tract"), and being the northwest corner of that proposed 0.074 acre right-of-way parcel, as delineated as proposed Parcel 10-WD on the right-of-way plans for LOR-CR502-0.142;

Thence **South 89 degrees 37 minutes 56 seconds East**, along the existing south right-of-way line for said East Vine Street, along the north line of said Lot 37, along the north line of said Odevco tract, and along the north line of said proposed Parcel 10-WD, a distance of **70.25 feet** to an iron pin set at the northeast corner of said Odevco tract, being the northeast corner of said proposed Parcel 10-WD, being the northwest corner of said City of Oberlin tract, and being the northwest corner of that proposed 0.028 acre right-of-way parcel, as delineated on the right-of-way plans and dedication plat for LOR-CR502-0.142;

Thence **South 01 degrees 36 minutes 47 seconds West**, along the east line of said Odevco tract, and along the east line of said proposed Parcel 10-WD, along the west line of said City of Oberlin tract, and along the west line of said proposed 0.028 acre right-of-way parcel, a distance of **40.59 feet** to an iron pin set at the southeast corner of said proposed Parcel 10-WD, being the southwest corner of said proposed 0.028 acre right-of-way parcel, and being on the proposed south right-of-way line for said East Vine Street, said iron pin being the **TRUE POINT OF BEGINNING** for this description;

Thence **South 89 degrees 37 minutes 56 seconds East**, across said City of Oberlin tract, along the proposed south right-of-way line for said East Vine Street, along the south line of said proposed 0.028 acre right-of-way parcel, a distance of **30.00 feet** to an iron pin set at the southeast corner of said proposed 0.028 acre right-of-way parcel, being on the east line of said City of Oberlin tract, and being on the west line of that tract of land described in a deed to Thomas A. Geretz (herein referred to as "Geretz tract"), of record in Instrument Number 2022-0884864;

Thence **South 01 degrees 36 minutes 47 seconds West**, along the east line of said City of Oberlin tract, along the west line of said Geretz tract, along a west line of that tract of land described as Parcel No. 6 in a deed to Odevco Limited Liability Company, of record in Instrument Number 1998-0534539, a distance of **65.41 feet** to an iron pin set at the southeast corner of said City of Oberlin tract, being a northwest corner of said Parcel No. 6;

Thence **North 89 degrees 37 minutes 56 seconds West**, along the south line of said City of Oberlin tract, along a north line of said Parcel No. 6, a distance of **30.00 feet** to an iron pin set at the southwest corner of said City of Oberlin tract, being the southeast corner of said Odevco tract;

Thence **North 01 degrees 36 minutes 47 seconds East**, along the west line of said City of Oberlin tract, along the east line of said Odevco tract, a distance of **65.41 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described remainder parcel contains a total area of **0.045 acres** (0.000 acres located within present road occupied), all of which are located in Lorain County Auditor's parcel number 09-00-086-103-002.

Bearing described hereon are based on South 89 degrees 37 minutes 56 seconds East for the centerline of right-of-way for East Vine Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GNSS survey and a NGS OPUS solution.

Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap inscribed "ASI FIRM 1648".

The above described remainder parcel was prepared under the direct supervision of Michael J. Ward, Registered Professional Surveyor No. 8808, on November 15, 2024, is based on an actual field survey of the premises performed in August 2023 by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Michael J. Ward

Registered Professional Surveyor No. 8808



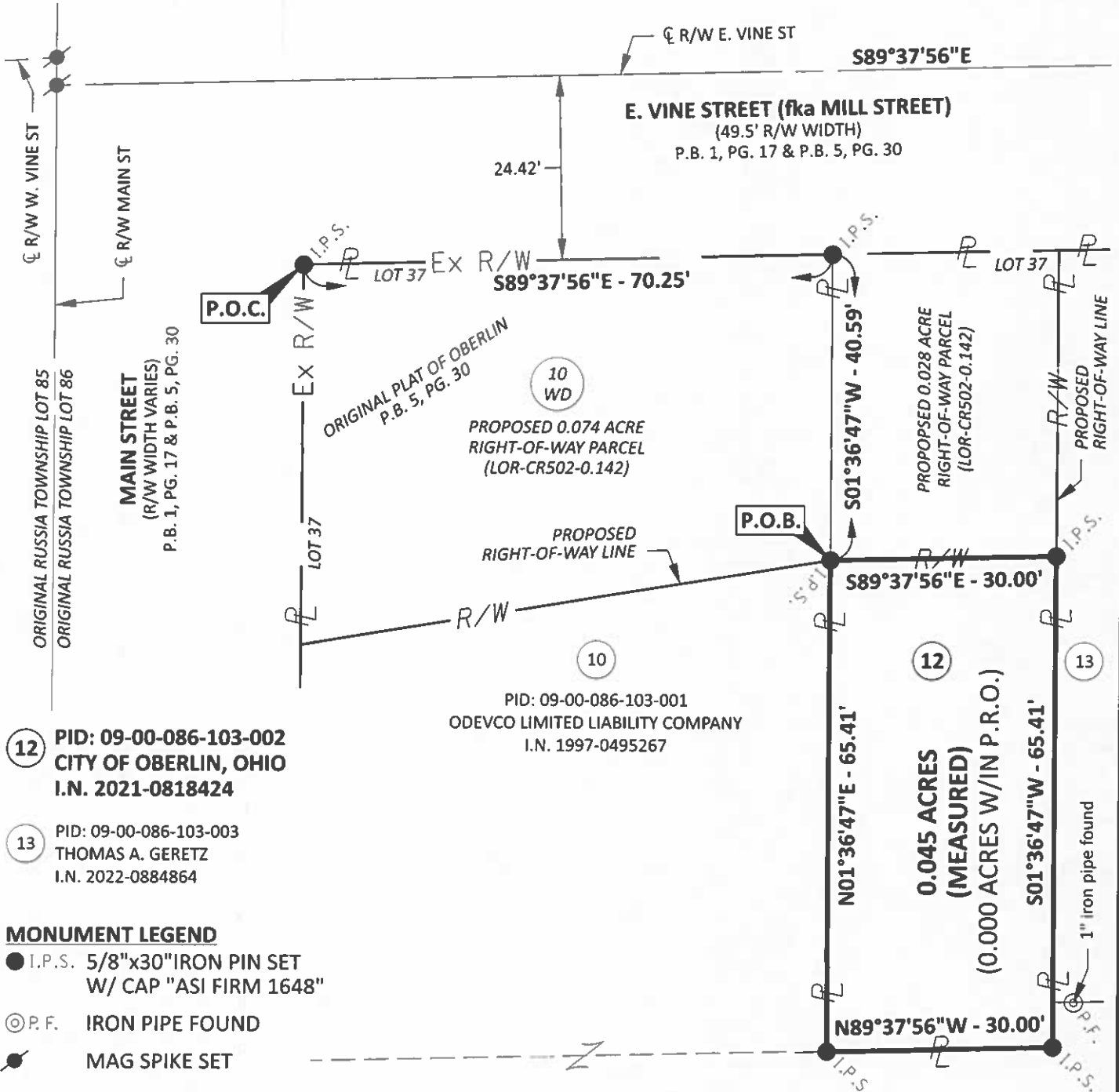
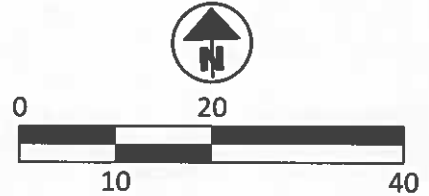
11/15/24
Date

REMAINDER SURVEY PLAT FOR PARCEL 12 (LOR-CR502-0.142)

STATE OF OHIO, COUNTY OF LORAIN, CITY OF OBERLIN,
ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 86,
TOWNSHIP 5, RANGE 18, CONNECTICUT WESTERN RESERVE
PART OF LOT 37 OF THE ORIGINAL PLAT OF OBERLIN OF RECORD IN PLAT BOOK 5, PAGE 30

BASIS OF BEARINGS:

Bearings described hereon are based on the bearing of South 89 degrees 37 minutes 56 seconds East for the centerline of right-of-way of East Vine Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GNSS survey and a NGS OPUS solution.



12 PID: 09-00-086-103-002
CITY OF OBERLIN, OHIO
I.N. 2021-0818424

13 PID: 09-00-086-103-003
THOMAS A. GERETZ
I.N. 2022-0884864

MONUMENT LEGEND

- I.P.S. 5/8"x30"IRON PIN SET
W/ CAP "ASI FIRM 1648"
- ⊙ P.F. IRON PIPE FOUND
- MAG SPIKE SET

PARCEL 12 ACERAGE BREAKDOWN

TOTAL AREA: 0.073 ACRES
PROPOSED R/W: 0.028 ACRES
REMAINDER AREA: 0.045 ACRES

PID: 09-00-086-103-005
I.N. 1998-0534539
PARCEL NO. 6

This remainder survey plat was prepared on November 15, 2024, is based on an actual field survey of the premises performed in August 2023 by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

Michael J. Ward
Registered Professional Surveyor No. 8808

Date



PREPARED FOR:
CITY OF OBERLIN,
OHIO



PARCEL 12 REMAINDER SURVEY PLAT
FOR
LOR-CR502-0.142
CITY OF OBERLIN, LORAIN COUNTY, OHIO

DATE: 11/15/2024
DRAWN BY: MJW
CHECKED BY: MJW
JOB #: 2023 01079

1 of 1