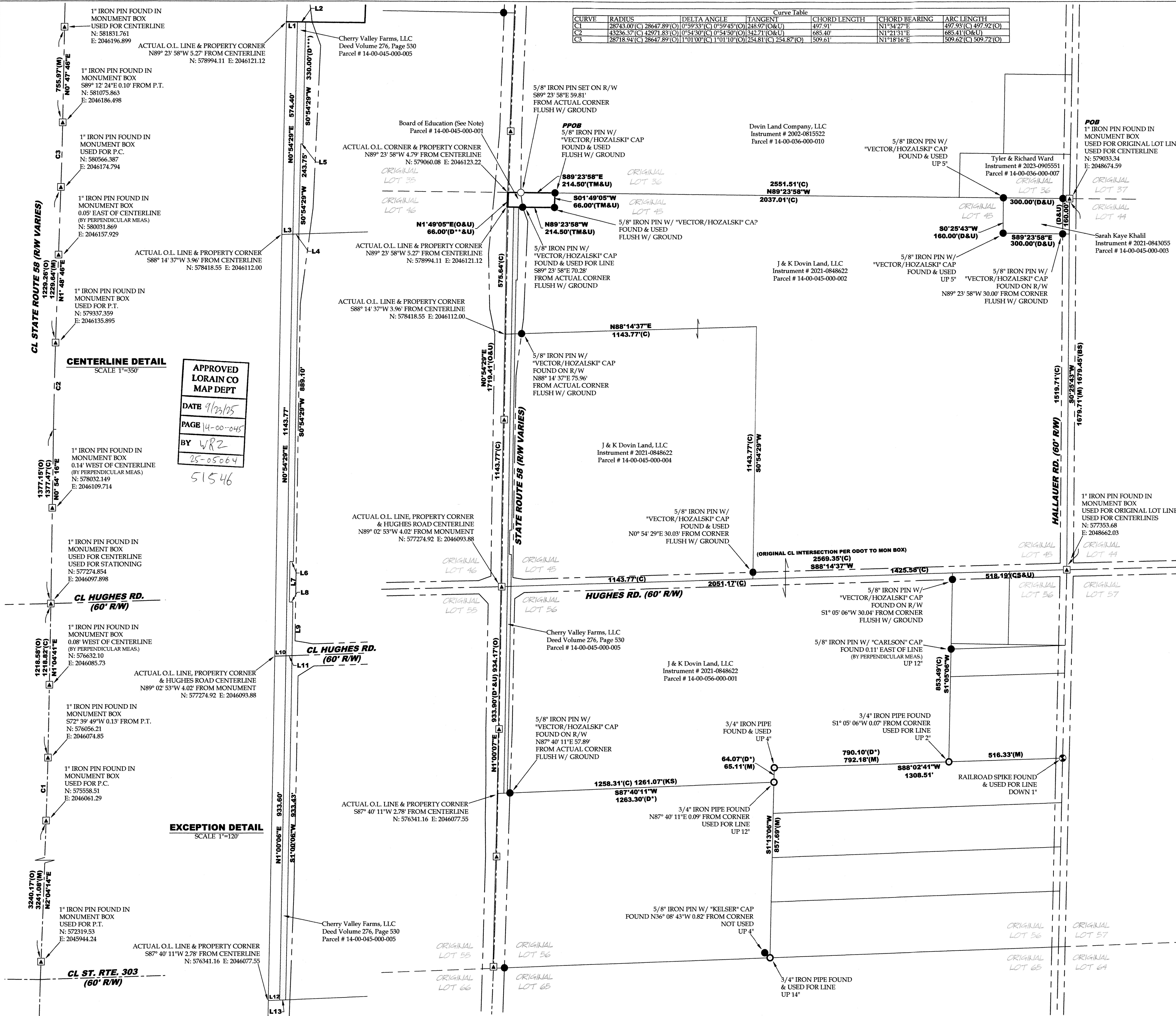




Retracement for Oberlin Board of Education
Being a parcel of land located in part of Original Lot 45, Pittsfield Township, Township 4 North, Range 18 West, Connecticut Western Reserve, County of Lorain, State of Ohio
SCALE 1"=200'

Bearings are relative to the Ohio State Plane Coordinate System, North Zone (3401), NAD83(2011), and corrected via the ORTN. Coordinates provided hereon have been scaled from grid to ground using a multiplier of 1.00089764 about a common point, being the 1" iron pin w/ brass cap found in a monument box at the centerline intersection of Bates Road and Gore Orphanage Road, on the north line of Camden Township, County of Lorain, State of Ohio
MINIMUM ERROR OF CLOSURE: 1 : 10,000

LEGEND
SET FOUND DESCRIPTION
○ IRON PIN/ROD
● SURVEY NAIL
⊙ MAG SPIKE
⊗ DRILL HOLE
⊕ RAILROAD SPIKE
⊞ MONUMENT BOX
⊟ CONCRETE MONUMENT
⊠ IRON PIPE
⊡ STONE
⊢ WOOD POST
⊣ CENTERLINE
⊤ RIGHT-OF-WAY
⊥ EXCEPTION AREA

REFERENCES
Lorain County Survey Records
Survey by KS Associates (Apr, 2000)
Survey for Terry J. & Linda R. Yuhas by Carlson Surveys (Jan, 2002)
Survey for Thomas & Virginia J. Clemento by Laundon, Simon, Kelsner & Assoc., Inc. (Aug, 2004)
Survey for Eric McConnell by Vector Surveying (Dec, 2015)
Survey for Harold Connerth II by Bramhall (Jan, 2016)
Survey for Eric McConnell by Vector Surveying (May, 2019)
Survey for Dovin Land Co., LLC by Vector Surveying (Apr, 2020)
Survey for Dovin Land Co., LLC by Vector Surveying (Jun, 2021)
Lorain County Deed Records
Volume and Pages as indicated
Additional Lorain County Deed Records
*Thomas and Virginia J. Clemento to Thomas and Virginia J. Clemento (Instrument No. 1983-0121077)
Stanley J. West to John & Mary Dovin (DV 390, Pg. 03)
Lurancy D. West to Stanley J. West (DV 270, Pg. 503)
**F.L. West and Louie D. West to Cleveland Elyria & Western Railway (DV 101, Pg. 60)
Board of Education of Pittsfield Twp. to The Oberlin and Wellington Railway Co. (DV 83, Pg. 330)
F.C. & Louie D. West to The Oberlin and Wellington Railway Co. (DV 83, Pg. 335)
Malvina S. West to The Oberlin and Wellington Railway Co. (DV 83, Pg. 343)
The Cleveland Southwestern Railway and Light Company to Cherry Valley Farms, Inc. (DV 276, Pg. 530)
***Cherry Valley Farms, Inc. to State of Ohio (Easement)(DV 307, Pg. 567)
ODOT Centerline Survey Records
Ashland - Oberlin Road, S.H. 144, Sec J-PT (1935)
LOR-58-(7.98-14.01)(Oct, 1968)
Miscellaneous References
Original Ohio Land Subdivisions Volume III by C.E. Sherman (1925) Dept. of Natural Resources

NOTES
- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677 / VECTOR SURVEYING", set flush with ground, unless otherwise noted.
- A deed for the school lands shown hereon owned by "Board of Education" could not be found. It is unclear how school lands within the Connecticut Western Reserve derived title, but it was likely not by donation from Congress. Unlike much of the other Original Ohio Land Subdivisions, the Connecticut Western Reserve did not derive title from an act of Congress but rather by grant from King Charles II in 1662.
- The Pittsfield Twp. 1962 Tax Map references a 1940 deed conveying the railroad right-of-way from Cherry Valley Farms, Inc. to State of Ohio (DV 307, Pg. 567). This conveyance is of an Easement for Highway Purposes and is not fee simple.

ABBREVIATIONS
D per deed PC point of curvature
P per plat PI point of intersection
M measured PT point of tangency
C calculated OL Original Lot
U used GL Great Lot
FND found SL Sublot
CL centerline R/W right-of-way
POB place of beginning
PPOB principal place of beginning
O per ODOT centerline survey
CS per Carlson survey
BS per Bramhall survey
KS per Kelsner survey
TM per 1962 tax map survey

Line Table

LINE	BEARING	DISTANCE
L1	S89°23'58"E	30.00'
L2	S89°23'58"E	22.50'
L3	S88°14'37"W	30.03'
L4	S88°14'37"W	16.52'
L5	N89°05'31"W	6.00'(D**)
L6	N89°05'31"W	9.50'(D***)
L7	S0°54'29"W	110.00'(D****)
L8	S89°05'31"E	9.50'(D****)
L9	S0°54'29"W	144.68'
L10	N88°14'37"E	30.03'
L11	S88°14'37"W	16.52'
L12	N87°40'11"E	30.05'
L13	S87°40'11"W	16.53'

TOTAL AREA
0.3249 acres (14,153.6785 ft²)
Within R/W: 0.0985 acres (4,291.8789 ft²)

VECTOR
SURVEYING SERVICES, LLC

OFFICE: 440-865-8445 OBERLIN, OH
TIM@VECTORSURVEYING.COM

Job No. 21-073-2 Drawn By: CAD
Date: Jun, 2025 Checked By: TDH