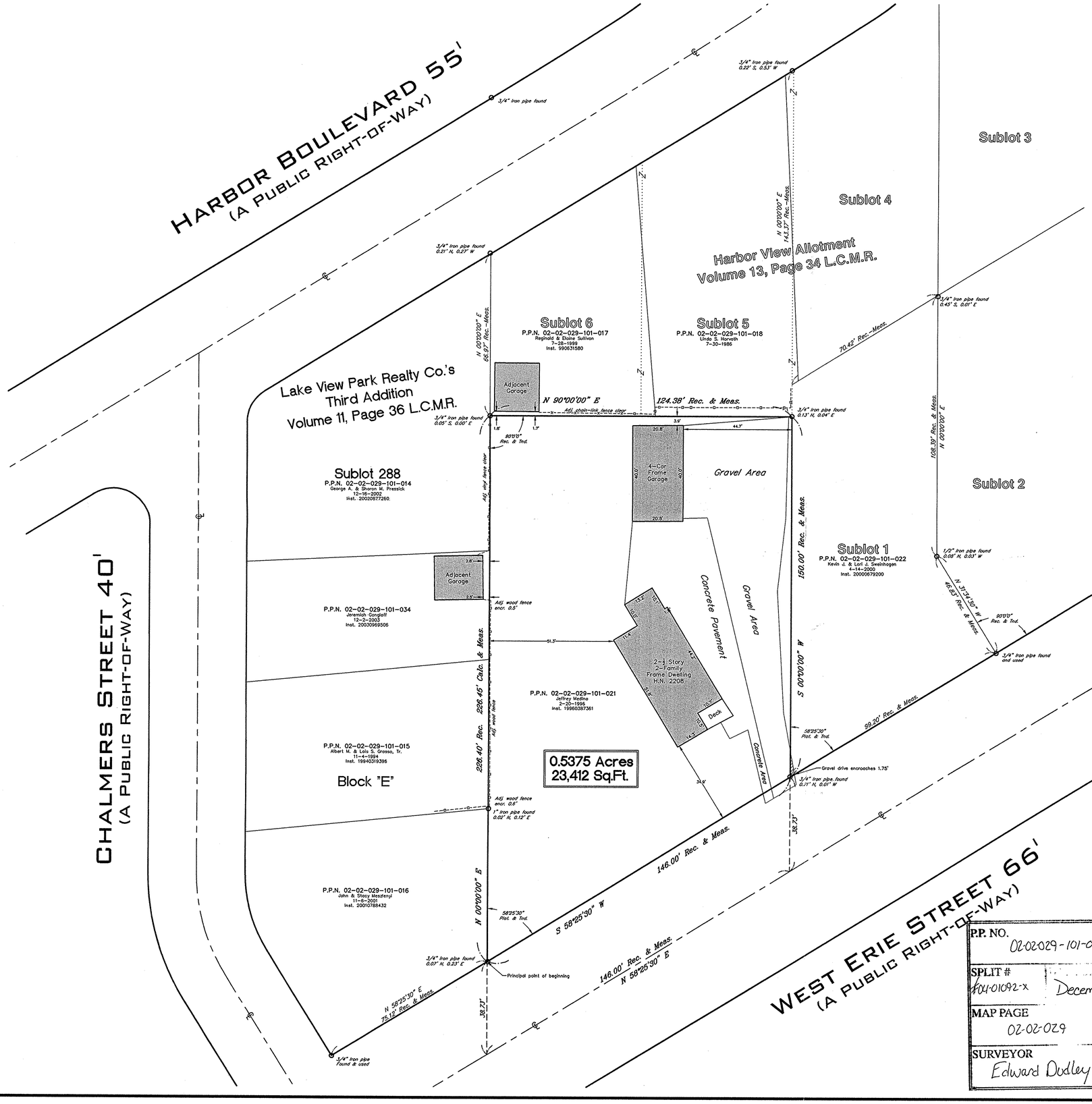
BOUNDARY SURVEY OF 2208 WEST ERIE STREET

CITY OF LORAIN, STATE OF OHIO



LEGAL DESCRIPTION OF RECORD

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 29, TRACT NO. 2, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY LINE OF WEST ERIE AVENUE AT THE SOUTHWESTERLY CORNER OF SUBLOT NO. 1 IN HARBOR VIEW ALLOTMENT AS RECORDED IN VOLUME 13 OF MAPS, PAGE 34 OF LORAIN COUNTY RECORDS; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SUBLOT NO. 1, 150 FEET TO THE SOUTHEASTERLY CORNER OF SUBLOT NO. 5 IN SAID HARBOR VIEW ALLOTMENT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SUBLOT NOS. 5 AND 6, 124.38 FEET TO THE EASTERLY LINE OF LAKE VIEW PARK REALTY COMPANY'S ALLOTMENT NO. 3, AS RECORDED IN VOLUME 11 OF MAPS, PAGE 36 OF LORAIN COUNTY RECORDS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LAKE VIEW PARK REALTY COMPANY'S ALLOTMENT NO. 3, 226.40 FEET TO THE NORTHWESTERLY LINE OF WEST ERIE AVENUE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF WEST ERIE AVENUE, 146 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.648 OF AN ACRE OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS. BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

SURVEYOR'S REVISED LEGAL DESCRIPTION

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 29, TRACT NO. 2, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ¾" IRON PIPE FOUND AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF WEST ERIE STREET (66 FEET WIDE) AND THE NORTHEASTERLY LINE OF CHALMERS STREET (40 FEET WIDE);

THENCE NORTH 58° 25' 30" EAST ALONG THE NORTHWESTERLY LINE OF WEST ERIE STREET, 75.12 FEET TO THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO JOHN & STACY MESZLENYI BY DEED DATED NOVEMBER 6, 2001 AND RECORDED IN INSTRUMENT NO. 200107884 32 OF THE LORAIN COUNTY RECORDER'S OFFICE, AND THE PRINCIPAL POINT OF BEGINNING OF THE PREMISES HEREIN DESCRIBED, BEING REFERENCED BY A ¾" IRON PIPE FOUND 0.07 FEET NORTH AND 0.23 FEET EAST THEREOF;

THENCE NORTH 00° 00' 00" EAST ALONG THE EASTERLY LINE OF LAND SO CONVEYED AND ALONG THE EASTERLY LINE OF LAND CONVEYED TO ALBERT M. & LOIS S. GRASSO, TR. BY DEED DATED NOVEMBER 4, 1994 AND RECORDED IN INSTRUMENT NO. 199403193 96 OF THE LORAIN COUNTY RECORDER'S OFFICE, AND ALONG THE EASTERLY LINE OF LAND CONVEYED TO JEREMIAH GONGLOFF BY DEED DATED DECEMBER 2, 2003 AND RECORDED IN INSTRUMENT NO. 20030969506 OF THE LORAIN COUNTY RECORDER'S OFFICE, AND ALONG THE EASTERLY LINE OF SUBLOT NO. 288 OF THE LAKE VIEW PARK REALTY COMPANY'S ALLOTMENT, THIRD ADDITION AS SHOWN BY THE RECORDED PLAT IN VOLUME 11 OF MAPS, PAGE 36 OF THE LORAIN COUNTY RECORDER'S OFFICE, 226.45 FEET TO THE SOUTHWESTERLY CORNER OF SUBLOT NO. 6 OF THE HARBOR VIEW ALLOTMENT AS SHOWN BY THE RECORDED PLAT IN VOLUME 13 OF MAPS, PAGE 34 OF THE LORAIN COUNTY RECORDER'S OFFICE, BEING REFERENCED BY A ¾" IRON PIPE FOUND 0.05 FEET SOUTH AND 0.00 FEET EAST THEREOF;

THENCE NORTH 90° 00' 00" EAST ALONG THE SOUTHERLY LINES OF SAID SUBLOT NOS. 6 AND 5 IN THE HARBOR VIEW ALLOTMENT, 124.38 FEET TO A POINT ON THE WESTERLY LINE OF SUBLOT NO. 1 IN THE HARBOR VIEW ALLOTMENT, BEING REFERENCED BY A ¾" IRON PIPE FOUND 0.13 FEET NORTH AND 0.04 FEET EAST THEREOF;

THENCE SOUTH 00° 00' 00" WEST ALONG THE WESTERLY LINE OF SAID SUBLOT NO. 1, 150.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF AFORESAID WEST ERIE STREET, BEING REFERENCED BY A ¾" IRON PIPE FOUND 0.21 FEET NORTH AND 0.01 FEET WEST THEREOF;

THENCE SOUTH 58° 25' 30" WEST ALONG THE NORTHWESTERLY LINE OF WEST ERIE STREET, 146.00 FEET TO THE PRINCIPAL POINT OF BEGINNING AND CONTAINING 0.5375 ACRES OF LAND AS SURVEYED AND DESCRIBED BY EDWARD B. DUDLEY, P.S. NO. 6747 OF THE RIVERSTONE COMPANY IN DECEMBER OF 2004, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

SURVEYOR'S CERTIFICATION

THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SET BY THE OHIO REVISED CODE SECTION NO. 4733-37. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

EDWARD B. DUDLEY P.S. NO. 6747 — DECEMBER 27, 2004 DATE

NOTE: ALL 5/8" x 30" IRON PINS SET ARE AFFIXED WITH A PLASTIC CAP BEARING THE INSCRIPTION "RIVERSTONE COMPANY, DUDLEY PS6747, CASEY PS8219"

BASIS OF BEARINGS: ASSUMED NORTH 58°25'30" EAST FOR CENTERLINE OF WEST ERIE STREET.

DEED OF REFERENCE: LAND CONVEYED TO JEFFREY MEDINA BY DEED RECORDED IN INSTRUMENT NO. 199603873 61 OF THE LORAIN COUNTY RECORDER'S OFFICE

P.P. NO.	02-02-029-101-021
SPLIT #	404-01092-X
SURVEY	December 27, 2004
MAP PAGE	02-02-029
SURVEYOR	Edward Dudley III

APPROVED
LORAIN CO.
MAP DEPT
DATE 12/30/04
PAGE 02-02-029
BY D. Holland
404-01092-X

LEGEND

CONCRETE NAIL	DRILL HOLE
MONUMENT BOX	IRON PIN FOUND
5/8" x 30" IRON PIN SET WITH CAP READING "Riverstone Company, Dudley PS6747, Casey PS8219"	
CENTERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
EASEMENT LINE	
ORIGINAL PROP. LINE	

REC./R.	RECORD	VOL.	VOLUME
MEAS./M.	MEASURED	PG.	PAGE
CALC./C.	CALCULATED	AC.	ACRES
OBS.	OBSERVED	S.F.	SQUARE FEET
ENCR.	ENCROACHES	L.C.M.R.	LORAIN COUNTY MAP RECORDS
CLR.	CLEARS		
ADJ.	ADJACENT	P.P.N.	PERMANENT PARCEL NUMBER
L.C.A.	LIMITED COMMON AREA	R/W	RIGHT-OF-WAY
D.H.	DRILL HOLE	CL	CENTERLINE
		PL	PROPERTY LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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