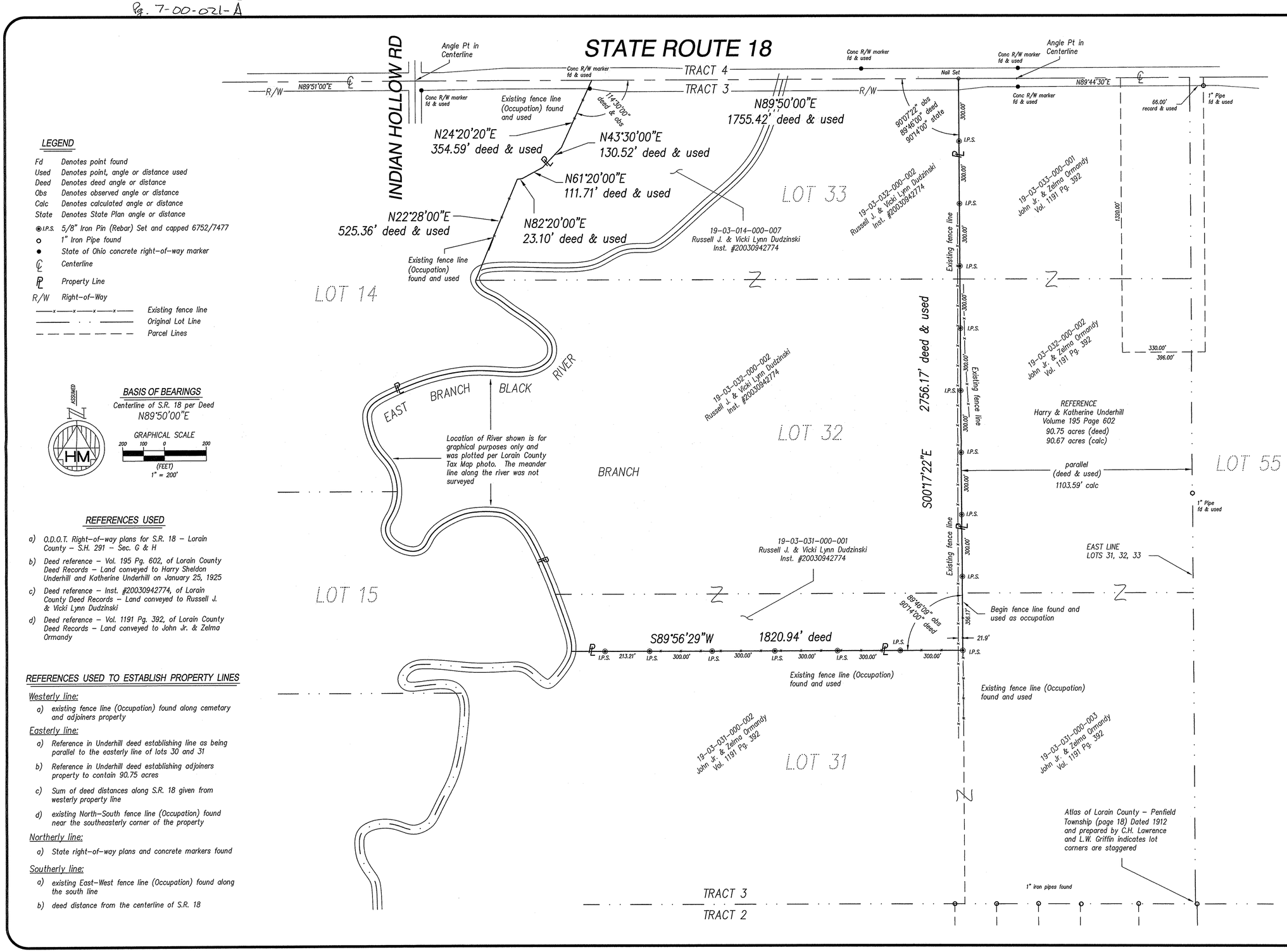
07-00-021-101-058

RESULT OF SPLIT OUT OF CONDO. CORRECT. 4/22/05
center point office complex
from 07-00-021-706-001, 002 & -003
Pg. 7-00-021-A



LEGEND

Fd	Denotes point found
Used	Denotes point, angle or distance used
Deed	Denotes deed angle or distance
Obs	Denotes observed angle or distance
Calc	Denotes calculated angle or distance
State	Denotes State Plan angle or distance
◉ I.P.S.	5/8" Iron Pin (Rebar) Set and capped 6752/7477
○	1" Iron Pipe found
●	State of Ohio concrete right-of-way marker
℄	Centerline
ℙ	Property Line
R/W	Right-of-Way
—x—x—x—x—	Existing fence line
—— · · ——	Original Lot Line
— — — —	Parcel Lines

ASSUMED N

BASIS OF BEARINGS

Centerline of S.R. 18 per Deed
N89°50'00"E

GRAPHICAL SCALE
200 100 0 200
(FEET)
1" = 200'

REFERENCES USED

a) O.D.O.T. Right-of-way plans for S.R. 18 - Lorain County - S.H. 291 - Sec. G & H

b) Deed reference - Vol. 195 Pg. 602, of Lorain County Deed Records - Land conveyed to Harry Sheldon Underhill and Katherine Underhill on January 25, 1925

c) Deed reference - Inst. #20030942774, of Lorain County Deed Records - Land conveyed to Russell J. & Vicki Lynn Dudzinski

d) Deed reference - Vol. 1191 Pg. 392, of Lorain County Deed Records - Land conveyed to John Jr. & Zelma Ormandy

REFERENCES USED TO ESTABLISH PROPERTY LINES

Westerly line:

a) existing fence line (Occupation) found along cemetary and adjoiners property

Easterly line:

a) Reference in Underhill deed establishing line as being parallel to the easterly line of lots 30 and 31

b) Reference in Underhill deed establishing adjoiners property to contain 90.75 acres

c) Sum of deed distances along S.R. 18 given from westerly property line

d) existing North-South fence line (Occupation) found near the southeasterly corner of the property

Northerly line:

a) State right-of-way plans and concrete markers found

Southerly line:

a) existing East-West fence line (Occupation) found along the south line

b) deed distance from the centerline of S.R. 18

BOUNDARY SURVEY

MADE FOR RUSSELL DUDZINSKY

KNOWN AS BEING PART OF ORIGINAL PENFIELD TOWNSHIP
LOT NUMBERS 14, 31, 32, AND 33, TRACT 3.
LORAIN COUNTY, OHIO

HOFMANN-METZKER, INC.
REGISTERED PROFESSIONAL SURVEYORS
24 BEECH ST - P.O. BOX 343
BEREA, OHIO 44017
440-234-7350 FAX 440-234-7351

RICH METZKER E-MAIL
rich_hm@ameritech.net

I HEREBY STATE THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE PREMISES SHOWN HEREON, AND WAS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND, AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF OHIO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ALL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND PERSONAL BELIEFS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE GIVEN TO AN ASSUMED MERIDIAN AS ESTABLISHED FOR THE CENTERLINE OF S.R. 18 IN INST. #200030942774 AND ARE USED TO INDICATE ANGLES ONLY.

STATE OF OHIO
RICHARD METZKER 7477 REGISTERED
SURVEYOR

RICHARD METZKER

DATE

NO.	REVISION	DATE

DUDZINSKI.DWG	1/1
ORDER NO. 05-038	
F.B. 789 PG. 122	
MARCH 2005	