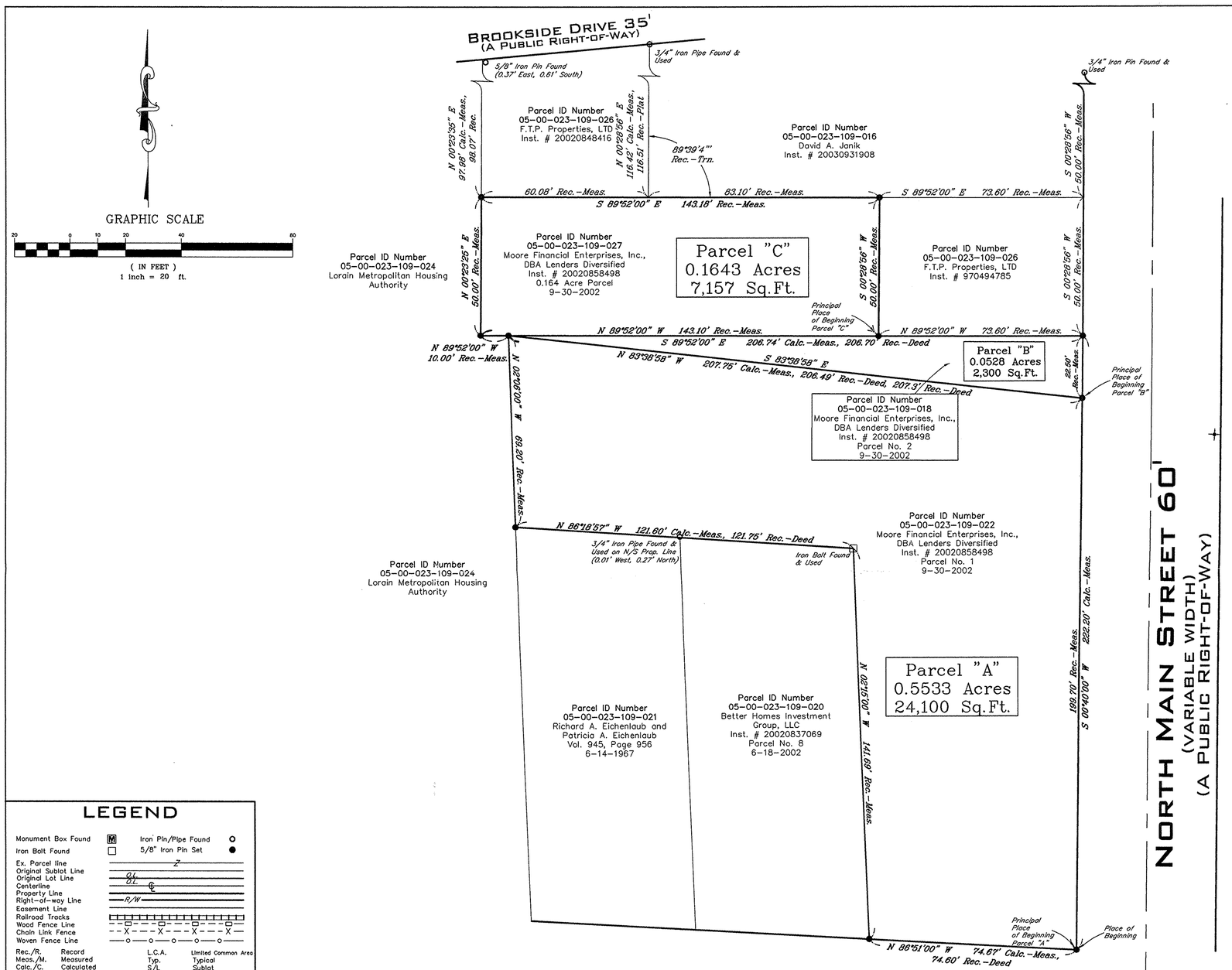
BOUNDARY SURVEY

OF

103 MILAN AVENUE AMHERST, OHIO

MADE FOR AND AT THE INSTANCE OF QUALITY TITLE AGENCY, INC.

SITUATED IN THE VILLAGE OF AMHERST, NOW THE CITY OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF THE ORIGINAL TOWNSHIP LOT NO. 23 IN AMHERST TOWNSHIP.



P.P. NO. 05-00-023-109-018, 022, -027	
SPLIT # #05-01224-C	DATE OF SURVEY 10/25/05
MAP PAGE 05-00-023-A	
SURVEYOR Scott J. Casey	

BASIS OF BEARINGS

THE BASIS OF BEARING FOR SAID SURVEY HAS BEEN ESTABLISHED FOR THE RIGHT-OF-WAY OF NORTH MAIN STREET AS S 00°28'56" W AS SHOWN ON LOT SPLIT AND CONSOLIDATION PLAT BY P.S. 7245 DATED 10-18-1999.

DEED OF REFERENCE

LAND CONVEYED TO MOORE FINANCIAL ENTERPRISES, INC. BY DEED DATED SEPTEMBER 30, 2002 AND RECORDED IN INSTRUMENT NUMBER 20020858498 OF LORAIN COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATION

THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS. 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. I HEREBY CERTIFY I HAVE SURVEYED THE SUBJECT PREMISES AND PREPARED THIS DRAWING IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

STATE OF OHIO SCOTT J. CASEY S-8219 REGISTERED PROFESSIONAL SURVEYOR

SCOTT J. CASEY P.S. No. 8219 10-25-2005

NOTE: ALL 5/8"x30" IRON PINS SET AND CAPPED "RIVERSTONE COMPANY-DUDLEY PS6747 - CASEY PS8219"

APPROVED LORAIN CO. MAP DEPT
DATE 10/27/05
PAGE 05-00-023-A
BY D. Holland
#05-01224-C

LEGEND

Monument Box Found	M	Iron Pin/Pipe Found	O
Iron Bolt Found	□	5/8" Iron Pin Set	●

Ex. Parcel line
Original Sublot Line
Original Lot Line
Centerline
Property Line
Right-of-way Line
Easement Line
Railroad Tracks
Wood Fence Line
Chain Link Fence
Woven Fence Line

Rec./R.	Record	L.C.A.	Limited Common Area
Meas./M.	Measured	Typ.	Typical
Calc./C.	Calculated	S/L	Sublot
Obs.	Observed	Plat	Filed Plat
Vol.	Volume	R/W	Right-of-way
Pg.	Page	℄	Centerline
Inst.	Instrument No.	℘	Property Line
Doc.	Document No.	PCL.	Parcel
A.F.N.	Auditor's File Number	Ac.	Acres
O.R.	Official Record	Sq.Ft.	Square Feet
D.V.	Deed Volume	Asph.	Asphalt
Ord.	Ordinance	Conc.	Concrete
C.C.M.R.	Cuyahoga County Map Records	Sty.	Story
		Frm.	Frame
P.P.N.	Permanent Parcel Number	Res.	Residence
		Bldg.	Building
P.O.B.	Place of Beginning	Gar.	Garage
P.P.O.B.	Principal Place of Beginning	Por.	Porch
		C.L.F.	Chain-link Fence
Encr.	Encroaches	N.	North
Clr.	Clears	E.	East
Adj.	Adjacent	S.	South
H.N.	House Number	W.	West

RIVERSTONE
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