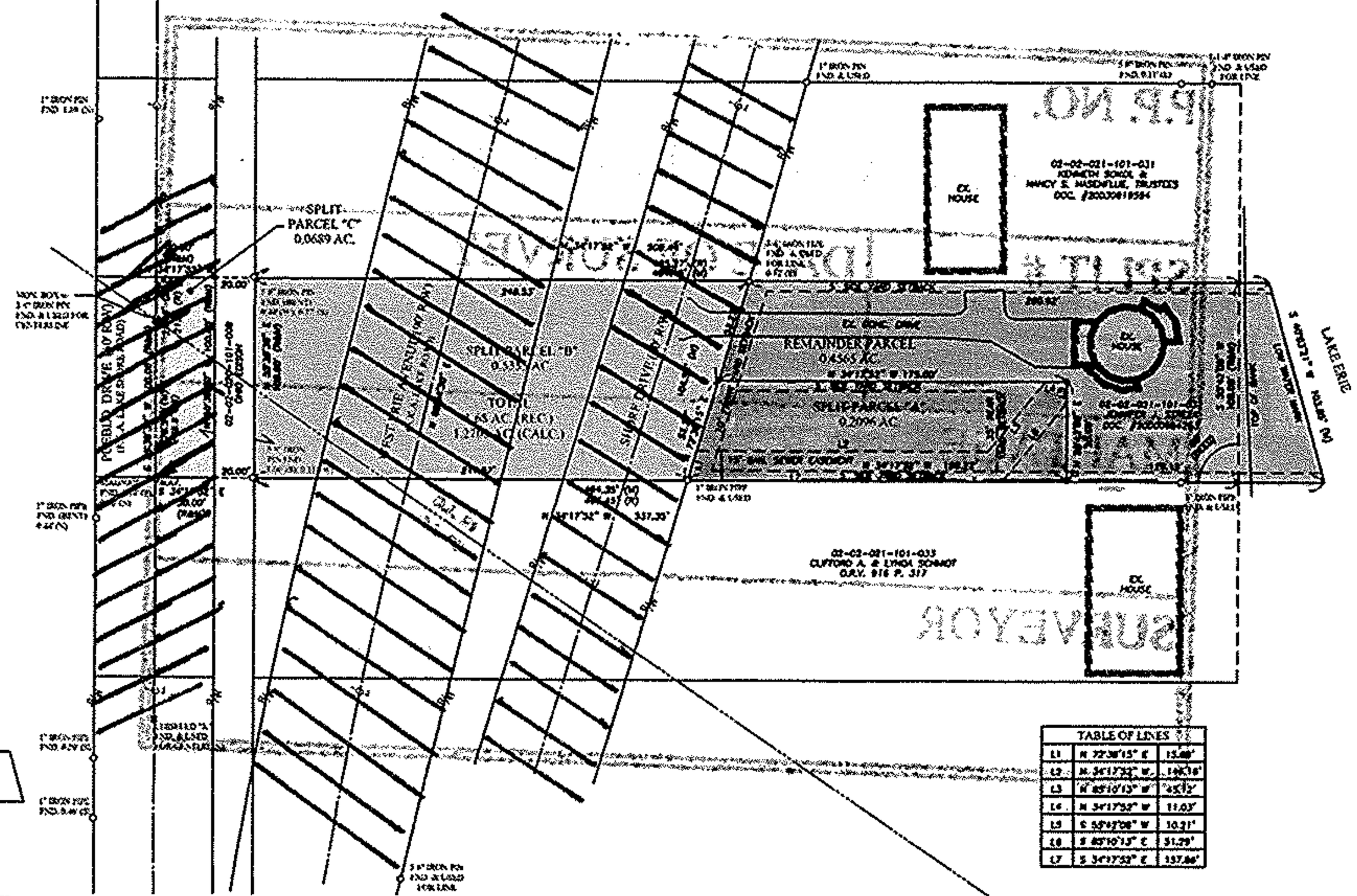
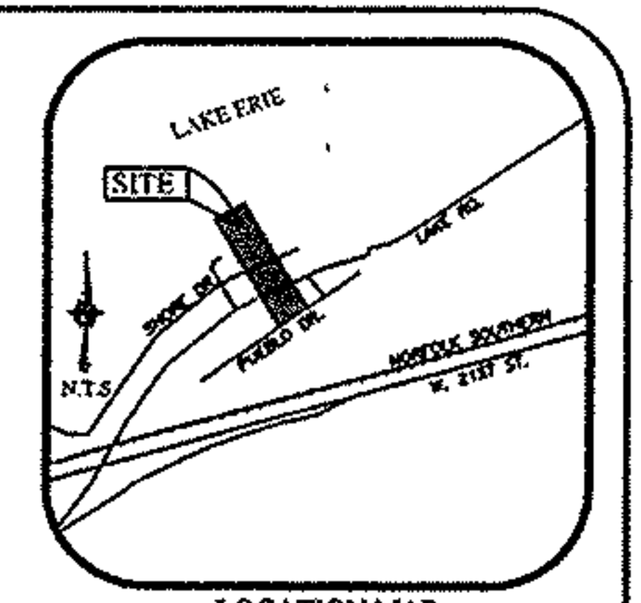
BOUNDARY SURVEY

for

JENNIFER J. STREZA-EBENGER

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBERS 20 & 21, TRACT NUMBER 2.



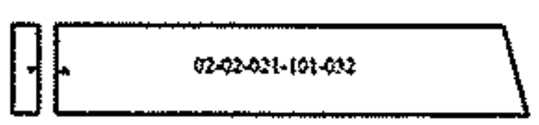


LOCATION MAP
NTS

LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" IRON REBAR W/ CAP STAMPED "BRAMHALL PP-7" SET
- MASONRY NAIL FOUND
- MASONRY NAIL SET
- P.O.C. — POINT OF COMMENCEMENT
- T.P.O.B. — TRUE PLACE OF BEGINNING
- FENCE
- (FND) — FOUND
- (REC) — RECORD
- (MEAS) — MEASURED
- (CALC) — CALCULATED
- (FKA) — FORMERLY KNOWN AS
- R/W — RIGHT-OF-WAY LINE
- MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED

TABLE OF LINES		
L1	N 72°38'15" E	15.00'
L2	N 34°17'52" W	146.18'
L3	N 85°10'13" W	45.12'
L4	N 34°17'52" W	11.03'
L5	S 55°47'08" W	10.21'
L6	S 85°10'13" E	51.29'
L7	S 34°17'52" E	157.86'



PRE-SPLIT SUMMARY
NTS

POST SPLIT SUMMARY
NTS

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO JENNIFER J. STREZA AS RECORDED IN DOCUMENT NUMBER [illegible] OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 1.2195 ACRES OF LAND OF WHICH 0.0689 ACRES LIE IN ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 20, TRACT NUMBER 2 AND 1.1506 ACRES LIES WITHIN LOT NUMBER 21, TRACT NUMBER 2. BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSIGNED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BEGINNING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

CHRISTOPHER M. HERZEL, P.S.
REGISTERED SURVEYOR NO. 8085

DATE

EASEMENTS FOR INGRESS PURPOSES

VOLUME 650, PAGE 101
VOLUME 650, PAGE 105
VOLUME 654, PAGE 034

GRAPHIC SCALE
0 30 60
(IN FEET)
SCALE: 1" = 30'

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF POEBLO DRIVE WHICH WAS ASSIGNED TO BE S06°06'00" WEST

AS SURVEYED IN JANUARY OF 2026

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN BY: NH
CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
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SHEET 1 OF 1

JOB NO. 02-1269A