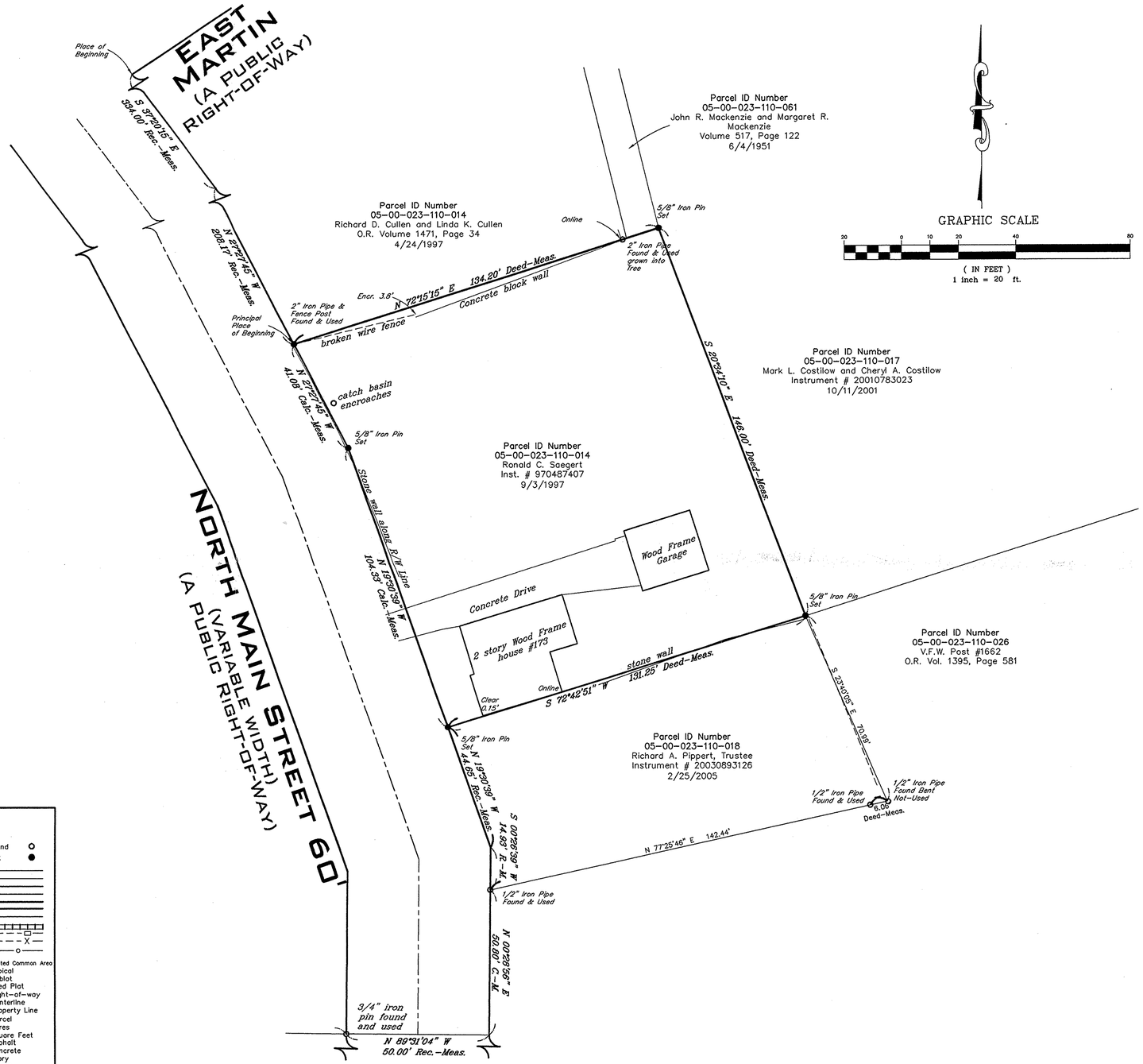
BOUNDARY SURVEY

OF

173 NORTH MAIN STREET AMHERST, OHIO

MADE FOR AND AT THE INSTANCE OF
RONALD C. SAEGERT

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.



PARCEL AREA

0.206 ACRES
18,983 SQUARE FEET

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 RONALD C. SAEGERT BY DEED DATED SEPTEMBER 3, 1997 AND RECORDED IN INSTRUMENT NUMBER 970487407 OF LORAIN COUNTY DEED RECORDS.

LEGEND

Monument Box Found	M	Iron Pin/Pipe Found	○
Iron Bolt Found	□	5/8" Iron Pin Set	●
Ex. Parcel line	Z		
Original Sublot Line	O.L.		
Original Lot Line	O.L.		
Centerline	℄		
Property Line			
Right-of-way Line	R/W		
Easement Line			
Railroad Tracks			
Wood Fence Line	—O—O—O—		
Chain Link Fence	—X—X—X—		
Woven Fence Line	—o—o—o—		

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
L.C.M.R.	Lorain 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

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.

SCOTT J. CASEY P.S. No. 8219

STATE OF OHIO SCOTT J. CASEY 8219 REGISTERED PROFESSIONAL SURVEYOR

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

RIVERSTONE
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