# BOUNDARY SURVEY

## OF

# 17351 STATE ROUTE 58 WELLINGTON, OHIO

Situated in the Township of Pittsfield, County of Lorain and State of Ohio and known as being part of Original Pittsfield Township Lot Number 96.

## BASIS OF BEARINGS

Plans prepared by the Ohio Department of Transportation dated November 26, 1968. The centerline of State Route 58 bearing North 1°42'08" East as shown on the

## DEED OF REFERENCE

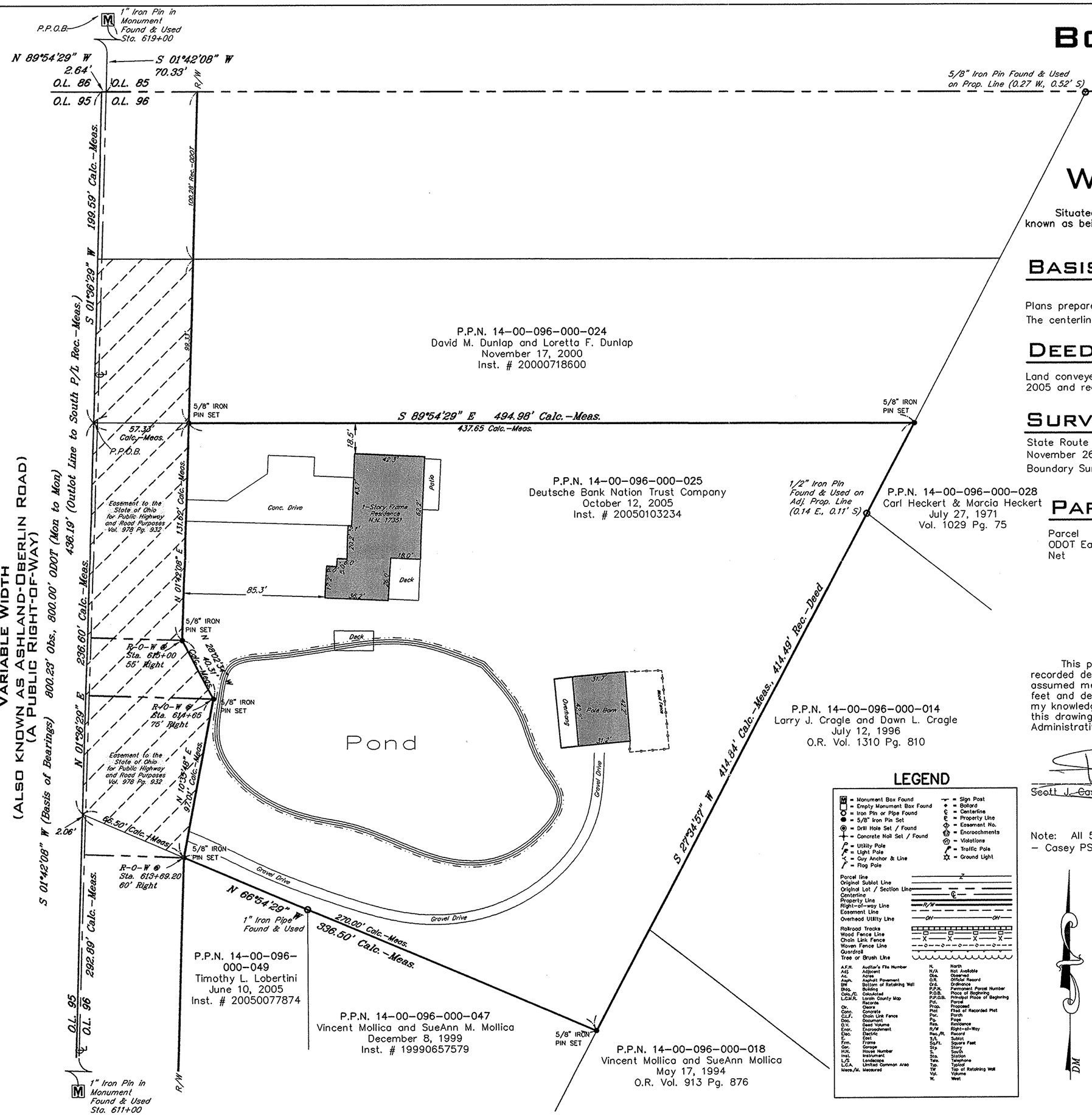
Land conveyed to Deutsche Bank National Trust Company by deed dated October 12, 2005 and recorded in Instrument # 20050103234 of Lorain County Deed Records.

## SURVEYS OF REFERENCE

State Route 58 plans prepared by the Ohio Department of Transportation dated November 26, 1968 and designated as LOR-58-(7.98-14.01).
Boundary Survey prepared by Rodger D. Simon P.S. 5101 dated April 1999.

## PARCEL ACREAGE

| | | |
|---|---|---|
| Parcel | 128,118 Square Feet | 2.9412 Acres |
| ODOT Easement | 15,738 Square Feet | 0.3613 Acres |
| Net | 112,380 Square Feet | 2.5799 Acres |




## LEGEND

- M = Monument Box Found
- = Empty Monument Box Found
- = Iron Pin or Pipe Found
- = 5/8" Iron Pin Set
- = Drill Hole Set / Found
- = Concrete Nail Set / Found
- = Utility Pole
- = Light Pole
- = Guy Anchor & Line
- = Flag Pole
- = Sign Post
- = Bollard
- ℄ = Centerline
- ℄ = Property Line
- = Easement No.
- = Encroachments
- = Violations
- = Traffic Pole
- = Ground Light

Parcel line
Original Sublot Line
Original Lot / Section Line
Centerline
Property Line
Right-of-way Line
Easement Line
Overhead Utility Line
Railroad Tracks
Wood Fence Line
Chain Link Fence
Woven Fence Line
Guardrail
Tree or Brush Line

| | | | |
|---|---|---|---|
| A.F.N. | Auditor's File Number | N. | North |
| Adj. | Adjacent | N/A | Not Available |
| Ac. | Acres | Obs. | Observed |
| Asph. | Asphalt Pavement | O.R. | Official Record |
| BM | Bottom of Retaining Wall | Ord. | Ordinance |
| Bldg. | Building | P.P.N. | Permanent Parcel Number |
| Calc./C. | Calculated | P.O.B. | Place of Beginning |
| L.C.M.A. | Lorain County Map Records | P.P.O.B. | Principal Place of Beginning |
| | | Pcl. | Parcel |
| Cr. | Cleora | Prop. | Proposed |
| Conc. | Concrete | Plat | Plat of Recorded Plat |
| C.L.F. | Chain Link Fence | Por. | Porch |
| Doc. | Document | Pp. | Pope |
| D.V. | Deed Volume | Res. | Residence |
| Encr. | Encroachment | R/W | Right-of-Way |
| Elec. | Electric | Rec./R. | Record |
| E. | East | S/L | Sublot |
| Frm. | Frame | Sq.Ft. | Square Feet |
| Gar. | Garage | Sty. | Story |
| H.N. | House Number | S. | South |
| Inst. | Instrument | Sta. | Station |
| L/S | Landscape | Tele. | Telephone |
| L.C.A. | Limited Common Area | Typ. | Typical |
| Meas./M. | Measured | TW | Top of Retaining Wall |
| | | Vol. | Volume |
| | | 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
6/23/2006
REGISTERED PROFESSIONAL SURVEYOR
Duplicate

Note: All 5/8"x30" iron pins set and capped "Riverstone Company - Duplicate PS6747 - Casey PS8219"

DM

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.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