

# BOUNDARY SURVEY

## OF

# 3119 CAROLINE AVENUE

(P.P.N. 03-00-098-116-011)

# LORAIN, OHIO

Situated in the City of Lorain, County of Lorain and State of Ohio and known as being all of Sublot Nos. 166 and 167 in Steck's Tenth Avenue Allotment of part of the Original Sheffield Township Lots Nos. 93 and 98, as shown by the plat recorded in Volume 6, Page 17 of Lorain County Map Records and part of an Alley (16 feet wide), vacated by Lorain City Ordinance No. 5287.

### BASIS OF BEARINGS

An assumed bearing for the purpose of showing angles only.

### DEED OF REFERENCE

Land conveyed to HSBC Mortgage Services, Inc. by deed dated June 27, 2007 and recorded in Instrument No. 2007-0210478 of Lorain County Deed Records.

### PROPERTY AREA

9,040 Square Feet, 0.2075 Acres

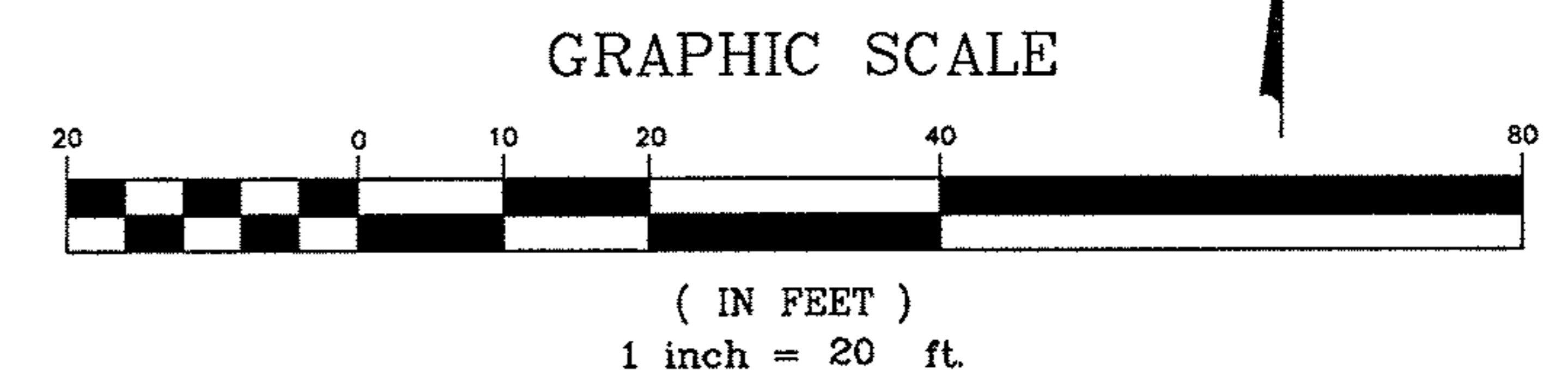
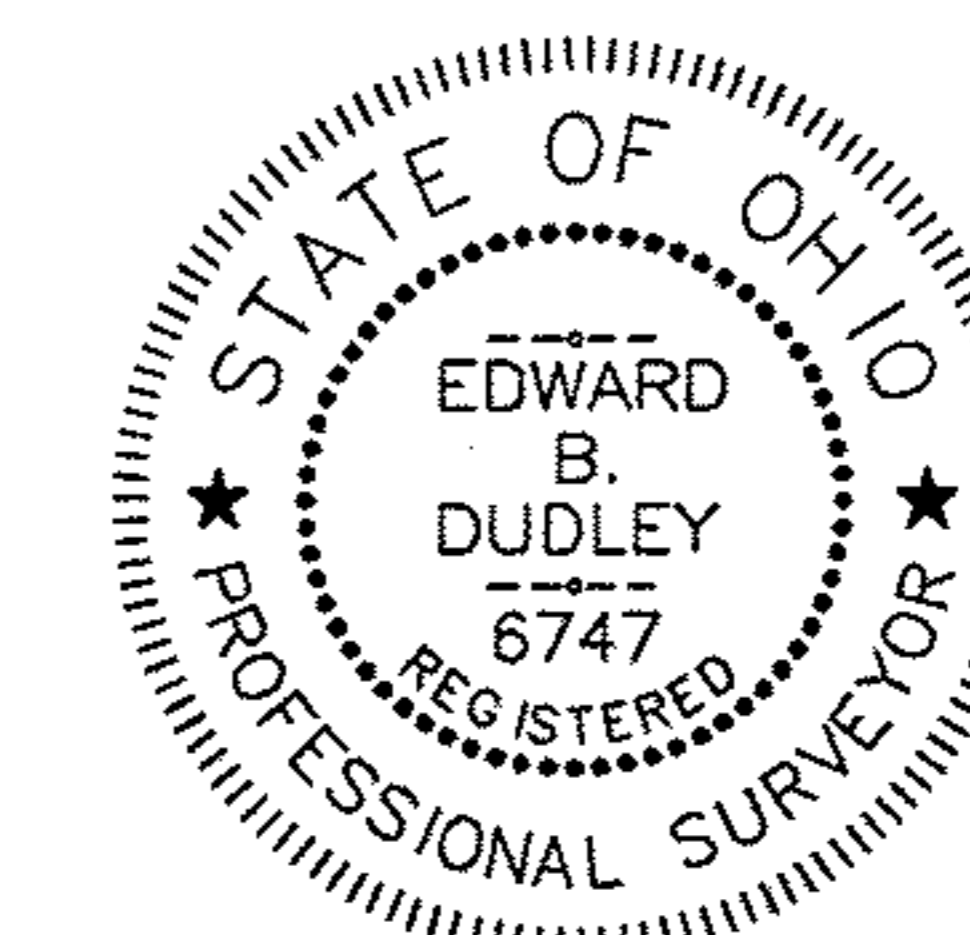
### SURVEYOR'S CERTIFICATION

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.

07-31-2007  
Date

Edward B. Dudley P.S. No. 6747

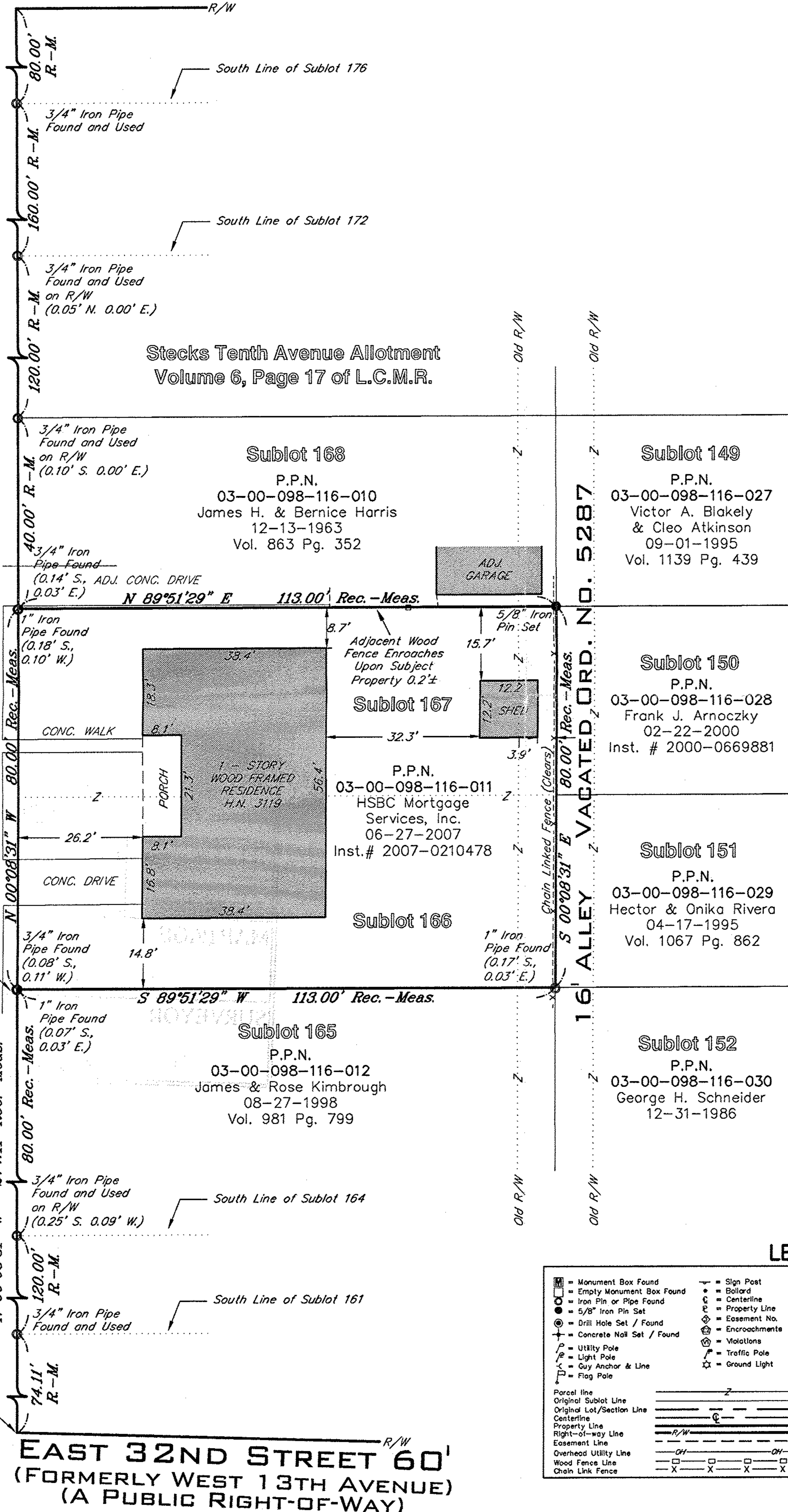
Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"



LAND SURVEYING - ENGINEERING - DESIGN  
2618 NORTH MORELAND BOULEVARD  
CLEVELAND - OHIO - 44120  
PHONE: (216) 491-2000 FAX: (216) 491-9640  
WWW.RIVERSTONESURVEY.COM

CAROLINE AVENUE 80'  
(A PUBLIC RIGHT-OF-WAY)

EAST 30TH STREET 60'  
(FORMERLY BOND STREET)  
(A PUBLIC RIGHT-OF-WAY)



LEGEND	
■ Monument Box Found	— Sign Post
□ Empty Monument Box Found	— Bolard
○ Iron Pin or Pipe Found	— Centerline
— 5/8" Iron Pin Set	— Property Line
— Drill Hole Set / Found	— Easement No.
— Concrete Nail Set / Found	— Encroachment
— Utility Pole	— Violations
— Light Pole	— Traffic Pole
— Guy Anchor & Line	— X = Ground Light
— Flag Pole	
— Parcel line	
— Original Sublot Line	
— Original Lot/Section Line	
— Centerline	
— Property Line	
— Right-of-Way Line	
— Easement Line	
— Overhead Utility Line	
— Wood Fence Line	
— Chain Link Fence	
Ac.	Acres
Adj.	Adjacent
Asph.	Asphalt Pavement
Bldg.	Building
BN	Building Number
C.L.F.	Chain Link Fence
Calc./C.	Calculated
CH	Chord
Cir.	Circle
Conc.	Concrete
D.H.	Drill Hole
D.V.	Deed Volume
Doc.	Document
E	East
Encr.	Encroachment
Exstg.	Existing
Fr.	Frame
Gar.	Garage
H.N.	House Number
Inst.	Instrument
L.C.M.R.	Lorain County Map Records
Meas./M.	Measured
N.	North
O.L.	Original Lot
Obs.	Observed
Ord.	Ordinance
P.O.B.	Place of Beginning
P.P.N.	Permanent Parcel Number
P.P.O.B.	Principal Place of Beginning
Pg.	Page
Plot	Filed of Recorded Plot
Rec./R.	Record
Res.	Residence
S.	South
S/L	Sublot
Sq.Ft.	Square Feet
Sty.	Story
Typ.	Typical
Vol.	Volume
W.	West