# BOUNDARY SURVEY
## OF
# 2500 BAUMHART ROAD
# VERMILLION, OHIO
## (P.P.N. 01-00-043-000-030)

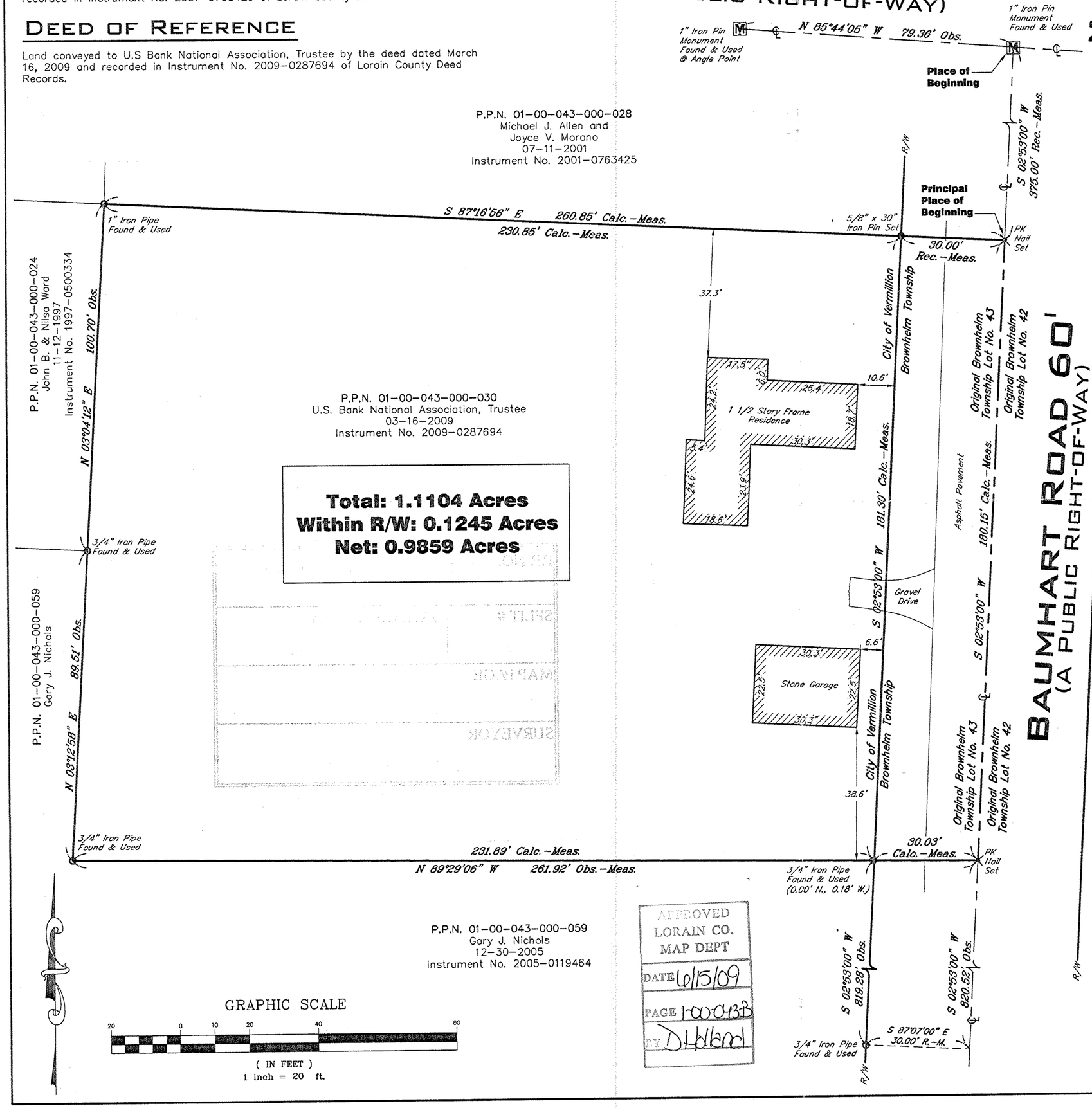
Situated in the City of Vermillion, County of Lorain and State of Ohio and known as being part of Original Brownhelm Township Lot No. 43.

## BASIS OF BEARINGS

The centerline of Baumhart Road as South 02°53'00" West as shown on the deed recorded in Instrument No. 2001-0763425 of Lorain County Deed Records.

## DEED OF REFERENCE

Land conveyed to U.S Bank National Association, Trustee by the deed dated March 16, 2009 and recorded in Instrument No. 2009-0287694 of Lorain County Deed Records.




P.P.N. 01-00-043-000-059
Gary J. Nichols
12-30-2005
Instrument No. 2005-0119464

APPROVED
LORAIN CO.
MAP DEPT
DATE 6/15/09
PAGE 1-000433
BY DHolland

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

## PROPERTY AREA

| | | | | |
|---|---|---|---|---|
| Total: | 48,369 | Square Feet | 1.1104 | Acres |
| Within R/W: | 5,422 | Square Feet | 0.1245 | Acres |
| Net: | 42,947 | Square Feet | 0.9859 | Acres |

## LEGEND

- M = Monument Box Found
- = Iron Pin or Pipe Found
- = 5/8"x30" Iron Pin Set
- = Drill Hole Set / Found
- = Concrete Nail Set / Found
- ℄ = Centerline
- ℙ = Property Line

Parcel line
Original Sublot Line
Original Lot/Section Line
Centerline
Property Line
Right-of-way Line
R/W

| | | | |
|---|---|---|---|
| Calc./C. | Calculated | P.O.B. | Place of Beginning |
| CH | Chord | P.P.N. | Permanent Parcel Number |
| Clr. | Clears | P.P.O.B. | Principal Place of Beginning |
| E. | East | Pg. | Page |
| H.N. | House Number | R/W | Right-of-Way |
| L.C.M.R. | Lorain County Map Records | Rec./R. | Record |
| Meas./M. | Measured | S. | South |
| N. | North | Sq.Ft. | Square Feet |
| O.L. | Original Lot | Vol. | Volume |
| Obs. | Observed | 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.

04-09-2009

Edward B. Dudley P.S. No. 6747 Date

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

STATE OF OHIO
EDWARD B. DUDLEY
6747
REGISTERED
PROFESSIONAL SURVEYOR


RIVERSTONE
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CLEVELAND - OHIO - 44120
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