

BASIS OF BEARINGS

The centerline of West River Road North as North 27°20'00" West as shown in the Warranty Deed recorded in Instrument No. 2012-0400041 of Lorain County Deed Records.

BOUNDARY SURVEY

OF

**235 WEST RIVER ROAD NORTH
ELYRIA, OHIO**

PARCEL NO. 06-24-109-000-008

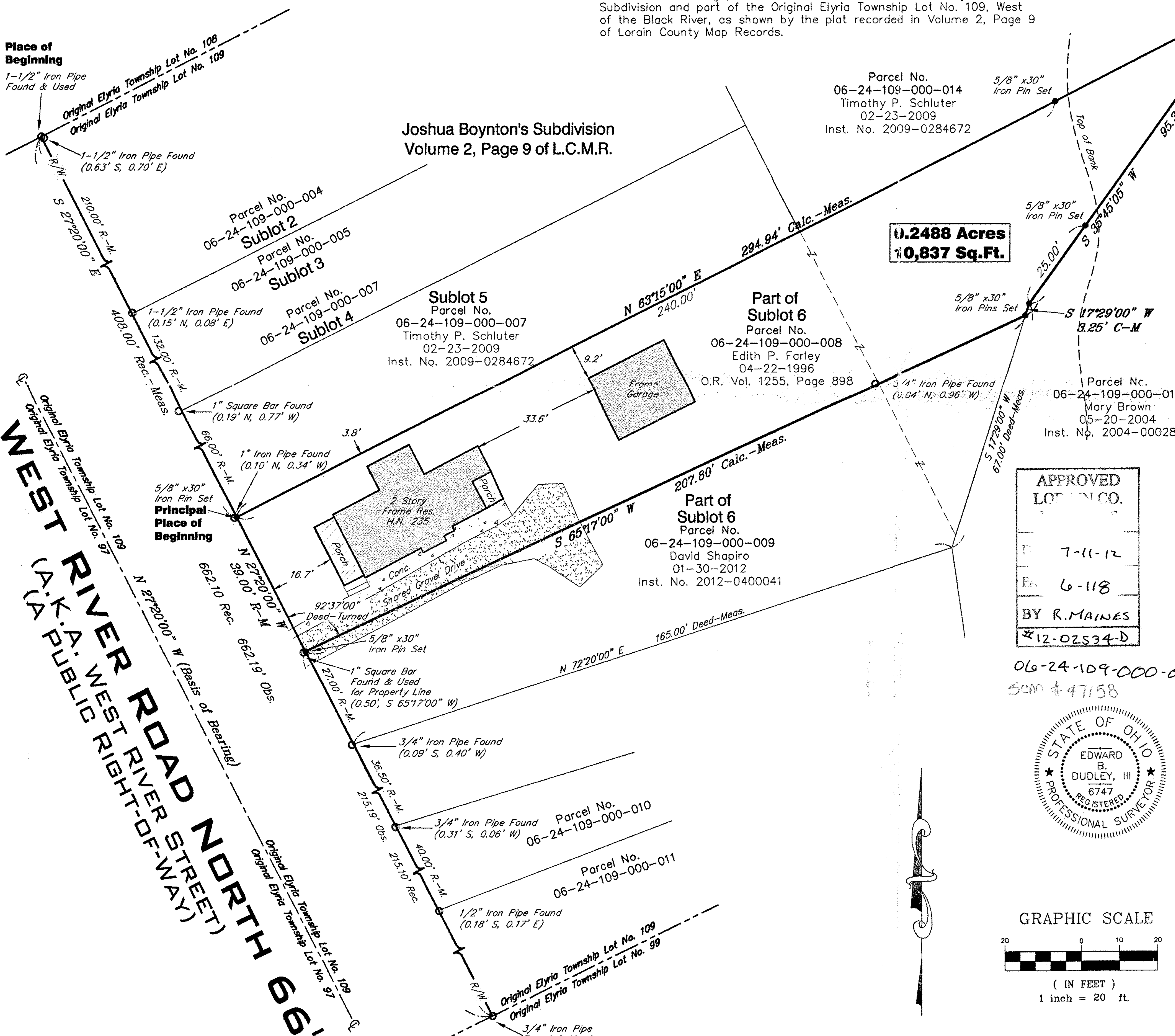
Situated in the City of Elyria, County of Lorain and State of Ohio and known as being part of Sublot No. 6 in the Joshua Boynton's Subdivision and part of the Original Elyria Township Lot No. 109, West of the Black River, as shown by the plat recorded in Volume 2, Page 9 of Lorain County Map Records.

SURVEYS OF REFERENCE

1. Joshua Boynton's Subdivision, Volume 2, Page 9 of Lorain County Map Records. (1813)
2. Plat of Survey for The Estate of Julius Vargo, By Gary E. Pefound #4457, Dated 1974.

LEGEND

○	= Iron Pin or Pipe Found	—	= Centerline
●	= 5/8" Iron Pin Set	—	= Property Line
⊙	= Drill Hole Set / Found	—	= Easement No.
+	= Concrete Nail Set / Found	—	= Encroachments
		—	= Violations
Parcel line ————			
Original Sublot Line ————			
Original Lot / Section Line ————			
Centerline ————			
Property Line ————			
Right-of-way Line ————			
Easement Line ————			
Overhead Utility 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
BW	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.R.	Lorain County Map Records	P.P.O.B.	Principal Place of Beginning
Clr.	Clears	Prop.	Proposed
Conc.	Concrete	Plot	Filed of Recorded Plat
C.L.F.	Chain Link Fence	Por.	Porch
Doc.	Document	Pg.	Page
D.V.	Deed Volume	Res.	Residence
Encl.	Encroachment	R/W	Right-of-Way
Elec.	Electric	Rec./R.	Record
E.	East	S/L	Sublot
Frm.	Frame	Sq.Ft.	Square Feet
Gar.	Garage	Stv.	Story
H.N.	House Number	Sta.	Station
Inst.	Instrument	Stn.	South
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



**0.2488 Acres
10,837 Sq.Ft.**

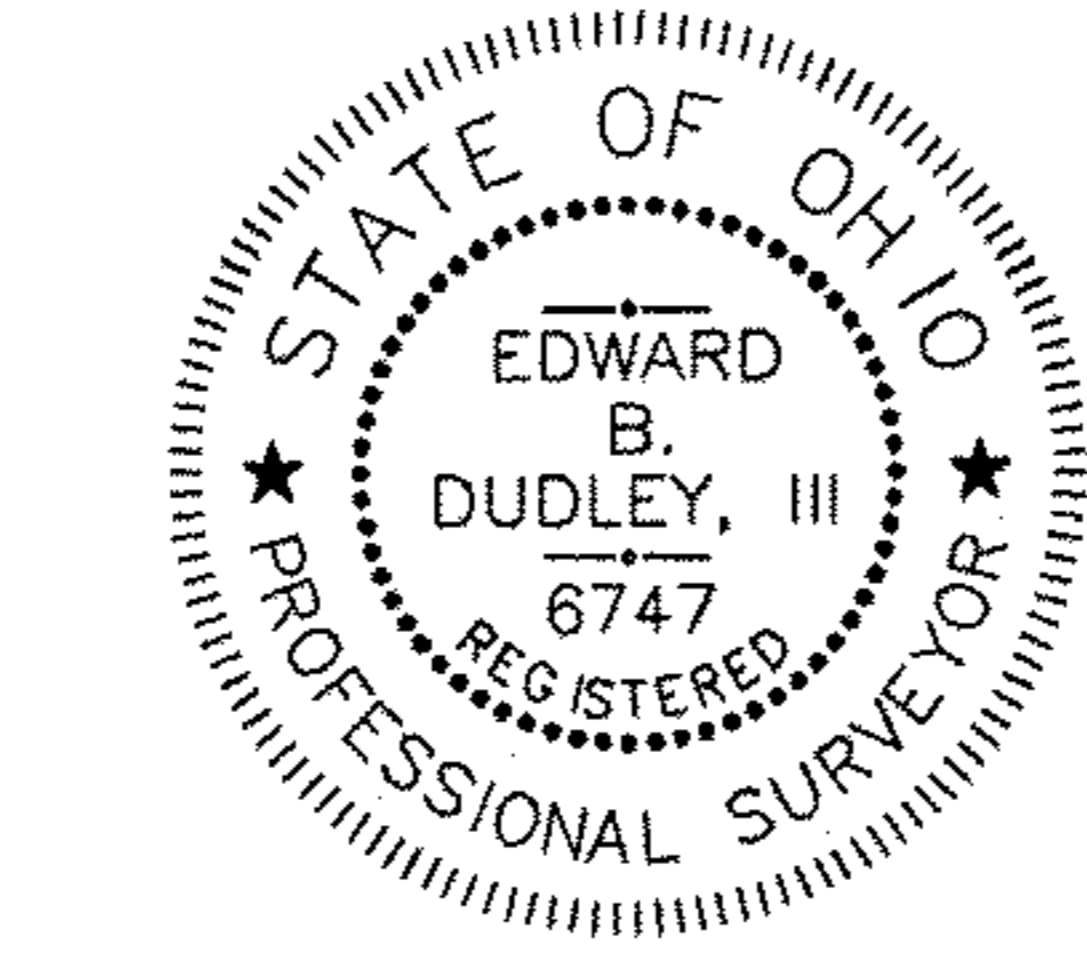
**APPROVED
LORAIN CO.**
7-11-12
6-118
BY R. MAINES
#12-02534-D

DEED OF REFERENCE

Land conveyed to Edith P. Farley by deed dated April 22, 1996 and recorded in Official Record Volume 1255, Page 898 of Lorain County Deed Records.

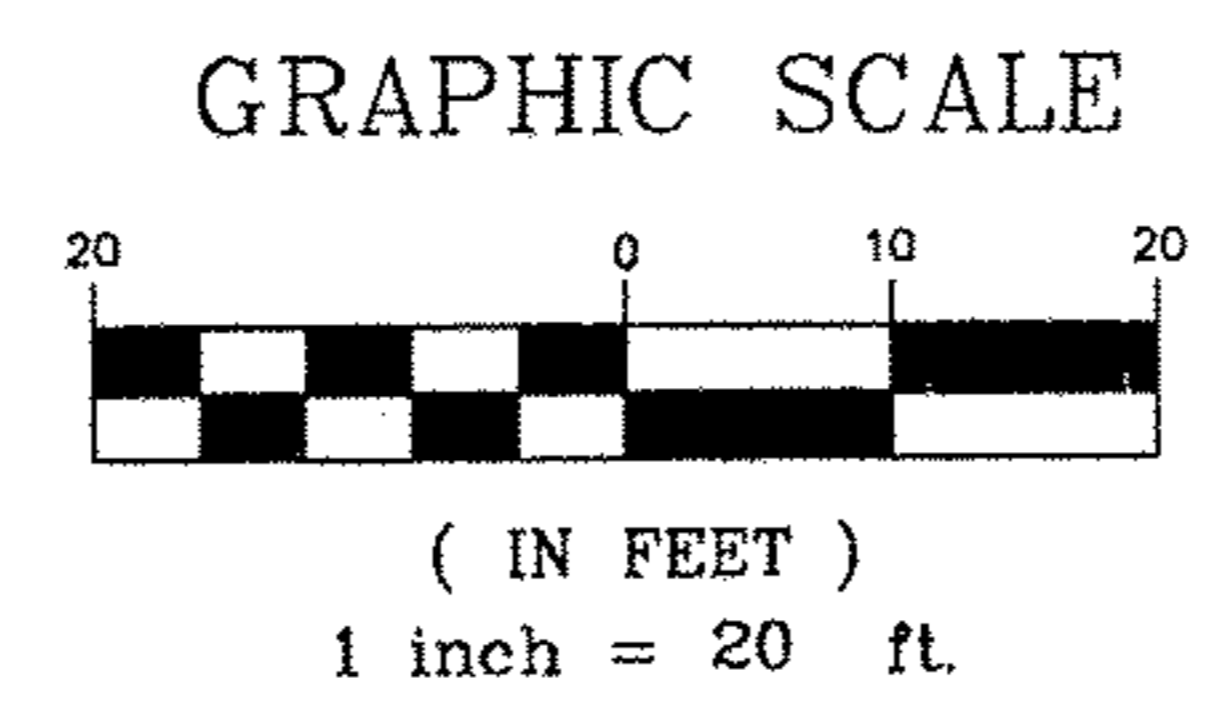
SURVEYOR CERTIFICATION

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.



Edward B. Dudley P.S. No. 6747
Date 06-19-2012

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



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