06-25-029-102-014
Scan # 47369

PLAT OF SURVEY

FOR PROPERTY OWNED BY:

FLAGSTAR BANK FSB.

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARTS SUBLOTS 15 & 16, IN THE ROBINDALE PARK SUBDIVISION NO.1 AS RECORDED IN VOL.22, PG 73 L.C.R., AND BEING PART OF ELYRIA TOWNSHIP LOT NO.29, EAST OF BLACK RIVER,.

SURVEYED IN NOVEMBER OF 2012.

NOTE: ALL PINS SET ARE 5/8" X 30" REBAR WITH YELLOW CAP MARKED "J. ALBAN 7651".

PERTINENT DOCUMENTS USED:
1. SUBJECT PROPERTY'S DEED.
2. ADJOINING PROPERTY OWNERS DEEDS.
3.LORAIN COUNTY TAX MAP.
4. LORAIN COUNTY GIS.

NORTH IS BASED UPON AN ASSUMED MERIDIAN AND SHOULD BE USED FOR REFERENCE ONLY.

ROBINDALE PARK SUBDIVISION #1
VOL.22, PG.73 L.C.R.

5/8"I.Pin. Fnd.(0.34'E.)

5/8"I.Pin. Fnd.(0.30'E.)

D.A. RAIRIGH
Prcl.#0625029102011
DOC. #2009-0290492

SUBLOT 27

5/8"I.Pin Found/Used

S88°54'00"E
173.48'(Meas)
Ex.6'Wd.Fence

1"I.Pipe Fnd. (0.12'W.) And Used For Line

P.O.B.

R=230.00
A=34.42
C=34.39
D= 8°34'30"
S.34°36'45"E

S38°54'00"E
25.30'(Rec)

Windsor Drive 60'

SUBLOT 28

N01°06'00"E
75.73'(Rec)

#255 WINDSOR DRIVE
FLAGSTAR BANK, FSB
Prcl.#0625029102014
DOC. #2011-0371910
0.351 Acres

R=170.00
A=34.42
C=34.46
D=11°36'07"
S.33°05'27"E

COUNTRY CLUB ESTATES No.1
VOL.37, PG.38 L.C.R.

1"I.Pipe Fnd. (0.30'W.)

229.13'(Rec)
N88°54'00"W

SUBLOT 15
SUBLOT 16

(Old Property Line)

1"I.Pipe Found (0.14'W./0.38'S.)

J.L. LAUTNER
Prcl.#0625029102015
Vol.522, Pg.521

R=170.00
A=82.72
C=81.91
D= 27°52'50"
N.13°20'58"W

L=82.72'
R=170.00

1.5"I.Pipe Found 0.68'N./0.65'W)

COUNTRY CLUB ESTATES No.2
VOL.22, PG.35 L.C.R.

154.74'
N01°53'30"E

Stafford Drive

1"I.Pipe Found Found/Used

GRAPHIC SCALE

30 0 15 30
(IN FEET)
1 inch = 30 ft.

APPROVED
LORAIN CO.
MAP DEPT
DATE 12-3-12
PAGE 6-51
BY R. MAINES
#12-026027-D

STATE OF OHIO
JOHN R ALBAN S-7651
REGISTERED PROFESSIONAL SURVEYOR

I, THE UNDERSIGNED DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

JOHN R. ALBAN P.S. 7651 11/29/12

PREPARED BY:
ALBAN SURVEYING CO.
Professional Land Surveyors
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Phone: 440-946-0752