BOUNDARY SURVEY

FOR

KRETCHMAN FAMILY, TRUST

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 49.

GRAPHIC SCALE
0 20 40
10
(IN FEET)
SCALE: 1" = 20'

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF EAST ERIE AVENUE WAS ASSUMED TO BE NORTH 67°30'02" EAST AS SHOWN HEREON.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN OCTOBER OF 2015.

REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- STATE OF OHIO D.H. SEC. LORAIN (RT) 1943 CLEVELAND-SANDUSKY ROAD PLANS
- THE WALLACE ADDITION TO THE CITY OF LORAIN, PLAT VOLUME 8, PAGE 53.
- THE FARAGHER ADDITION TO THE CITY OF LORAIN, PLAT VOLUME 9, PAGE 26
- 1962 REPRODUCTION TAX MAP RECORDED IN CITY OF LORAIN VOLUME 4, PAGE 26 BOOKS

LEGEND:

- ○ IRON PIN/PIPE FOUND AS NOTED
- ● REBAR SET WITH CAP STAMPED "Rafter A Ltd" (LINE PINS = GREEN, CORNER PINS = YELLOW)
- ⊠ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- ×DHS DRILL HOLE SET

APPROVED
LORAIN CO.
MAP DEPT
DATE 11-4-15
PAGE 3-00-049-A
BY R. MAINES
#15-03330-D

03-00-049-101-017
scan4 10752

LAKE ERIE

LITTORAL BOUNDARY LINES

EX. SEAWALL
N 68°35'41" E 85.21'
(LOW WATER MARK REC. & USED)
EX. CONC. WALL
EX. TOE OF BLUFF
EX. TOP OF BLUFF
EX. SPLIT RAIL FENCE
LINE PIN SET
3/4" IRON PIPE FOUND & USED FOR PROPERTY LINE
0.11' CLEARANCE EX. DWELLING TO P/LINE
0.28' CLEARANCE FENCE TO P/LINE
0.67' CLEARANCE EX. DWELLING TO P/LINE
0.93' CLEARANCE FENCE TO P/LINE
EX. DWELLING
EX. CONC. DRIVE
EX. 4' CHAINLINK FENCE EAST OF P/LINE
EX. RIDGE ROAD
FACE OF BLDG WEST OF P/LINE

03-00-049-101-015
JAMES R. SMITH &
GINA E. RICKETTS
INST. #2012-045284
2415 EAST ERIE AVENUE

03-00-049-101-016
EDWARD M. OSKO &
CATHERINE H. OSKO
VOLUME 1274, PAGE 03
2435 EAST ERIE AVENUE

03-00-049-101-017
REBECCA A. BROWNE
& DANIEL E.
KRETCHMAN, TRUSTEES
KRETCHMAN FAMILY TRUST
INST. # 2014-0520941
2447 EAST ERIE AVENUE
0.4458 OF AN ACRE (CALC.)

03-00-049-101-018
DALE J. &
ANGELA R. STUMPHAUZER
O.R. VOLUME 421, PAGE 471
2457 EAST ERIE AVENUE

03-00-049-101-019
RICHARD J. &
DAWN M. KOPRONICA
INST. #2002-0872811
2471 EAST ERIE AVENUE

03-00-049-101-020
DALE R. & PAULA O. RAUCH
INST. #2012-0431786
2483 EAST ERIE AVENUE

N 22°29'58" W 250.00' (USED) 211.00' CENTERLINE TO REBAR SET
N 19°08'33" W 215.00' CENTERLINE TO REBAR SET 248.80' (USED) ABOUT 246.8 (REC.)
N 19°08'33" W 175.37' (MEAS. PIPE TO PIPE)
APPARENT SHARED CONC. DRIVE
APPARENT ROADWAY ACCESS (GVL GRAVEL DRIVE)
86°38'36" (MEAS.) 86°37' (REC.) 86°44' (REC.)

1" IRON PIPE FOUND & USED FOR PROPERTY LINE 0.24' NORTH OF R/W
3/4" IRON PIPE FOUND & USED
1" IRON PIPE FOUND & USED FOR PROPERTY LINE 0.17' NORTH OF R/W
3/4" IRON PIPE FOUND & USED FOR PROPERTY LINE 0.09' NORTH OF R/W
5/8" IRON PIN FOUND
EX. CONC. APRON
3/4" IRON PIPE FOUND & USED
NON-FERROUS MARKER FOUND & USED
1" NON-FERROUS MARKER FOUND & USED
P.O.B.
P.P.O.B.

40.00' (R&U)
120.02' (MEAS.) 120.00' (REC.)
ABOUT 80.00' (REC.) 80.02' (MEAS.)
ABOUT 50.00' (REC.) 50.00' (USED)
33.00'
ABOUT 71.22' (REC.) ABOUT 71.50 (REC.) 70.63' (USED)
ABOUT 60.00' (REC.) 60.07' (USED)
14.34' (USED) ABOUT 14.4' (REC.)
N 67°30'02" E 2625.32' (USED)
N 67°30'02" E 74.42'
N 67°30'02" E 79.97' (REC. & USED)

EAST ERIE AVENUE (66' WIDE) (a.k.a. US ROUTE 6)
(a.k.a. LAKE ROAD) (a.k.a. CLEVELAND-SANDUSKY ROAD)

MISSOURI AVENUE (60' WIDE)

THE FARAGHER ADDITION
PLAT VOLUME 09, PAGE 26

THE WALLACE ADDITION
PLAT VOLUME 08, PAGE 53

MONTANA AVENUE (60' WIDE)

STATE OF OHIO
BRENT D. ANDERSON
S-8538
REGISTERED
PROFESSIONAL SURVEYOR
10/29/2015

REV.	BY	DATE	DESCRIPTION
1	BDA	10-29-2015	ISSUE TO CLIENT

BOUNDARY SURVEY
PPN: 03-00-049-101-017
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 49.

KRETCHMAN FAMILY TRUST
10 TOWN PLAZA #71
DURANGO, COLORADO 81301

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Elyria, Ohio 44035

DRAWN BY: BDA | CHECKED BY: RAF
JOB No: 1531-15 | SHEET 1 of 1