# BOUNDARY SURVEY

for

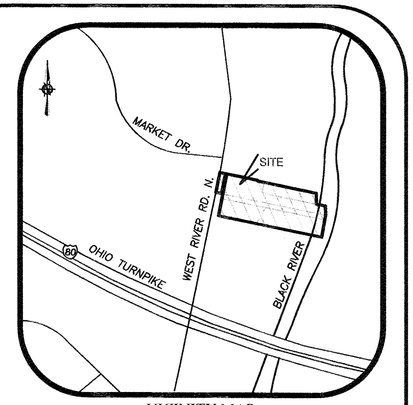
## WILLIAM & MARIJANE LAFLEUR

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 170, WEST OF BLACK RIVER

GRAPHIC SCALE
0 15 30 60
(IN FEET)
SCALE: 1" = 30'

**BASIS OF BEARINGS:**
A PORTION OF THE CENTERLINE OF WEST RIVER ROAD NORTH WHICH WAS ASSUMED TO BE NORTH 11°25'59" EAST

AS SURVEYED IN AUGUST OF 2016




VICINITY MAP
NOT TO SCALE

**LEGEND**

- MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- 5/8"X30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- CL — CENTERLINE
- PL — PROPERTY LINE
- (D) (DEED) — DEED INFORMATION
- (R) (REC.) — RECORD INFORMATION
- (M) (MEAS.) — MEASURED INFORMATION
- (C) (CALC.) — CALCULATED INFORMATION
- (U) (USED) — USED INFORMATION
- R/W — RIGHT-OF-WAY LINE

MONUMENT BOX W/ 1" PIN FOUND & USED
R=1145.92' (R&U)
L=547.34' (M.) 547.33' (R.)
T=278.99' (R&U)
C=542.16'
DELTA=27°22'02"
N 02°13'22" W
P.C.
P.O.C. ALL PARCELS

06-24-170-000-030
CITY OF ELYRIA
(PARCEL 73-WD)
D.V. 1258 P. 636

5/8" PIN FOUND & USED FOR R/W

287.56' (CALC.)
156.89' (CALC.)
152.39' (CALC.)
100.00' (R&U)
7.00' (R&U)
T.P.O.B. P.P.N. -032
4.50' (R&U)
33.00' (R&U)
T.P.O.B. P.P.N. -020
294.22' (CALC.)
110.66' (R&U)
7.00' (R&U)
06-24-170-000-019
CITY OF ELYRIA
D.V. 1329 P. 359
(EXCEPTION)

06-24-170-000-033
JOYCE M. FRYMAN
1131 WEST RIVER RD.
D.V. 1177 P. 724

06-24-170-000-032
WILLIAM & MARIJANE LAFLEUR
D.V. 1329 P. 359
(PARCEL NO. 3)
0.023 AC. (REC.)
0.0225 AC. (CALC.)

N 78°34'01" W
218.00' (R&U)
1" PIPE FOUND 0.12'(S)
5/8" PIN FOUND 0.29'(E), 1.48' (S.) (BENT)
EX. 6' WOOD FENCE
258.00' (R&U)
N 11°25'59" E
4.50' (R&U)
T.P.O.B. P.P.N. -007
1" PIPE FOUND 0.16' (S.)
EX. 4' CHAIN-LINK FENCE
EX. PORCH
EX. HOUSE
EX. TOP OF BANK
EX. FEMA FLOOD ZONE 'A'

06-24-170-000-005
JOYCE M. FRYMAN
D.V. 1177 P. 724

N 78°34'01" W
561.27' (C)
303.27' (R&U)
74.00'
N 78°34'01" W
316.69' (R&U)
369.12'
117.00'
S 1°10'28" E
61.48' (R&U)
52.43' (R&U)

06-25-162-101-059
MARK & MARY GIGLIOTT
INST. #2005-0086115

06-24-170-000-024
CITY OF ELYRIA
(PARCEL 71 C-WD)
D.V. 1252 P. 72

WEST RIVER ROAD N (R/W VARIES)
777.83' (REC. MON. TO MON.)
778.68' (MEAS. MON. TO MON.)
N 11°25'59" E
33.00' (R&U)
40.00' (R&U)
26.66' (R&U)
40.00' (R&U)
T.P.O.B. P.P.N. -025
T.P.O.B. P.P.N. -027
100.00' (R&U)
06-24-170-000-026
CITY OF ELYRIA
D.V. 1252 P. 66
40.00' (R&U)
76.00' (R&U)
33.00' (R&U)
06-24-170-000-017
CITY OF ELYRIA
D.V. 1231 P. 919

EX. WALK
110.66' (R&U)
7.00' (R&U)
12.00' (R&U)
N 11°25'59" E
110.66' (R&U)
EX. CONCRETE DRIVE
EX. SHED
POSSIBLE WATER WELL
1" PIPE FOUND 0.09'(N)
EX. WALL
EX. GRAVEL
EX. ASPHALT/CONCRETE
EX. HOUSE
EX. DECK
EX. WALK
126.66' (R&U)
100.00' (R&U)
EX. ASPHALT DRIVE
EX. 6' WOOD FENCE
EX. SHED
EX. TOP OF BANK

06-24-170-000-020
WILLIAM & MARIJANE LAFLEUR
1121 WEST RIVER RD.
D.V. 1329 P. 359
(PARCEL NO. 1 & 2)
1.05 AC. (REC.)
1.0752 AC. (CALC.)

06-24-170-000-007
WILLIAM & MARIJANE LAFLEUR
D.V. 1329 P. 359
(PART OF PARCEL NO. 1)
0.43 AC. (REC.)
0.4270 AC. (CALC.)

(PARCEL NO. 2)
N 78°34'01" W
254.61' (CALC. REC. & USED)

06-24-170-000-027
WILLIAM R. & MARIJANE LAFLEUR
1109 WEST RIVER RD.
D.V. 1381 P. 881
0.5452 (CALC. REC.)
0.5454 AC. (CALC.)

06-24-170-000-025
WILLIAM & MARIJANE LAFLEUR
D.V. 1381 P. 881
0.36 AC. (REC.)
0.3665 AC. (CALC.)
1" PIPE FOUND 0.18' (S.), 0.74' (W.)
T.P.O.B. P.P.N. -011

N 78°34'01" W
598.45' (C.) 579.74' (R.) "TO THE CENTERLINE OF THE BLACK RIVER"
184.00'
N 78°34'01" W
599.23' (C.) 578.39' (R.) "TO THE CENTERLINE OF THE BLACK RIVER"
184.00'
S 01°10'28" E
51.92' (C.)
38.91' (R.)
39.82' (C.)
12.30' (C.)
12.08' (R.)
26.67'(C.)
N 78°34'01" W
344.62' (C)
323.78' (R.)
N 30°13'26" E
105.65' (CALC.)
105.64' (REC.)
260.52' (R&U)
220.52'
50.00'

06-24-170-000-011
WILLIAM R. & MARIJANE LAFLEUR
D.V. 1381 P. 881
0.7695 AC. (REC.)
0.8336 AC. (CALC.)

06-24-170-000-018
APRELLE W. BONDS
& JAMIE L. BOYD
1099 WEST RIVER RD.
INST. #2012-0423215

EX. EDGE OF WATER (AS OF AUGUST 24, 2016)
100.64' (R.)
100.04' (C.)
N 09°45'32" E
BLACK RIVER
(GULF FARMS PL. V. 10 P. 24)
(BLOCK 'A')

06-25-162-101-055
LINDA MASRI
436 OVERBROOK RD.
O.R. VOLUME 2, PAGE 633

N 78°34'01" W
346.58' (R.)
381.63' (C)
208.00'
N 78°34'01" W
393.29' (M) 393.39' (CALC.REC.)

06-24-170-000-029
MAX F. & MARIANNE POWRIE, TRUSTEES
1097 WEST RIVER RD.

3/4" PIPE FOUND & USED
APPROXIMATE CENTER OF BLACK RIVER (AS OF AUGUST 24, 2016)
MONUMENT BOX W/ 1" PIN FOUND & USED

**SURVEYOR'S CERTIFICATE:**

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

STATE OF OHIO
AMY M. KELLY
S-8469
REGISTERED PROFESSIONAL SURVEYOR

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469

Sept. 2 2016
DATE

RECEIVED
DATE: 9-9-16
BY: R. MAINES
#16-03513

06-24-170-000-007
-020
-025
-032

**REFERENCES**

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- WEST RIVER ROAD R/W PLANS, RECORDED DEPT. 9, 1977 IN PLAT VOLUME 32, PAGE 76.
- MAP OF SURVEY FOR LOUIS & HELEN CHERVENKA PREPARED BY C.E. PENFOUND IN OCTOBER 1954 & APRIL 1957.
- PLOT PLAN FOR RICHARD L. STEIN, PREPARED BY SCHMIDT AND ASSOCIATES MAY 8, 1974 AND REVISED JULY 29, 1976.

| REVISION | DATE: | BY: | DESCRIPTION: |
|---|---|---|---|
| | 09-02-16 | AMK | ISSUE TO CLIENT |

DRAWN BY: AMK
CHECKED BY: CDW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ENGINEERING AND SURVEYING COMPANY
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SHEET 1 OF 1
JOB NO. 16-4541