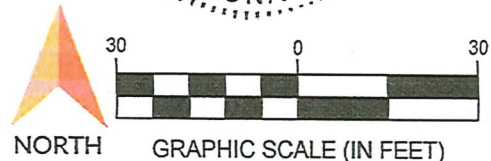


APPROVED
LORAIN CO.
MAP DEPT.
 DATE 9/1/22
 PAGE 6-24-083
 BY T. Spillman
 WORD # 22-04942-C
 AFTER
 SCAN # 49878

SURVEYOR'S NOTES

1. NORTH AND BEARINGS BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM (NAD83 (12a) NORTH ZONE) AND BY GPS OBSERVATIONS AS RELATED TO O.D.O.T. - V.R.S. NETWORK COLLECTED UTILIZING A SPECTRA SP80 RECEIVER ON 10/08/19
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
3. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE LORAIN COUNTY RECORDER'S OFFICE LOCATED IN ELYRIA, OH
4. SURVEY PREPARED FROM FIELDWORK PERFORMED IN OCTOBER OF 2019. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
5. ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA OAK ST. A PUBLIC ROADWAY.
6. THERE EXIST A WOVEN WIRE FENCE THAT GENERALLY RUNS WITH THE SOUTHERLY LINE. NO OTHER OCCUPATION OBSERVED
7. ALL DOCUMENTS USED TO ASCERTAIN THE BOUNDARY IS AS SHOWN HEREON.

PEARSONS COURT
 60' R/W



SURVEYOR'S NOTES

I CERTIFY THAT THE BOUNDARY OF THIS SURVEY WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 ALL MONUMENTATION AS SHOWN HEREON IN GOOD CONDITION UNLESS NOTED OTHERWISE. DATE OF FIELD SURVEY 10/21/2019

[Signature] 10/27/19
 SIGNED
 J. BRYANT ABT
 OHIO PS #8593
 BA LAND PROFESSIONAL, LLC
 8534 YANKEE STREET, DAYTON, OH 45458
 INFO@BALANDPROFESSIONALS.COM
 937 535 0855

PLAT OF SURVEY	
LANDS OF VINSON	
110 OAK STREET CITY OF ELYRIA	PART OF ORG. LOT 83, WEST OF RIVER LORAIN COUNTY
SCALE: 1"=30'	DATE: 10/08/19
DESIGN: N/A	JOB NO.: 18-037638
DRAWN: JBA	SHEET NO.:
CHECKED: DPB	1 OF 1



**LANDS OF VINSON
CONTAINING – 0.1673 ACRES**

SITUATE IN THE CITY OF ELYRIA, LORAIN COUNTY, STATE OF OHIO AND BEING A PART OF ORIGINAL LOT 83, WEST OF RIVER, ELYRIA TOWNSHIP AND BEING ALL OF THE LANDS OF MATTHEW VINSON, AS RECORDED IN IN#2017-0617330 OF THE LORAIN COUNTY OHIO DEED RECORDS, ON FILE IN ELYRIA, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A FOUND 1" O.D. IRON PIPE ON THE NORTHEASTERLY CORNER OF THE LANDS OF KENNETH M. AND LINDA F. WELLS, AS RECORDED IN DEED VOLUME 636, PAGE 588 AND BEING LOT 77 OF THE BRAMAN LAND CO. ADDITION, AS RECORDED IN PLAT VOLUME 3, PAGE 1, AND THE NORTHWESTERLY CORNER OF THE LANDS OF BILLY JOE DUNLAP JR. AND KELLY J. DUNLAP, AS RECORDED IN IN#2005-0069546 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK STREET (A 60' PUBLIC RIGHT-OF-WAY),

THENCE ALONG SAID NORTHERLY LINE OF DUNLAP AND THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK STREET, SOUTH 88°19'21" EAST, A DISTANCE OF 41.00 FEET TO SET IRON PIN AND CAP THE **TRUE POINT OF BEGINNING**.

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF OAK STREET, **SOUTH 88°19'21" EAST**, A DISTANCE OF **70.66 FEET** TO A FOUND 1" O.D. IRON PIPE ON THE NORTHWESTERLY CORNER OF THE LANDS OF PAUL C. AND FRANCES G. REINOEHL, AS RECORDED IN DEED VOLUME 1426, PAGE 655,

THENCE ALONG SAID WESTERLY LINE OF REINOEHL, **SOUTH 04°37'04" EAST**, A DISTANCE OF **97.10 FEET** TO A FOUND 1" O.D. IRON PIPE ON THE NORTHERLY LINE OF THE LANDS OF JAMES R. AND LILLIAN M. BAXTER, AS RECORDED IN IN#2016-0587939,

THENCE ALONG SAID NORTHERLY LINE OF BAXTER AND IN PART ALONG THE NORTHERLY LINE OF THE LANDS OF RONNIE AND SANDRA L. PERRY, AS RECORDED IN IN#2014-0512115 AND IN PART ALONG THE NORTHERLY LINE OF THE LORAIN COUNTY LAND REUTILIZATION CORPORATION, AS RECORDED IN IN#2016-0576956, **NORTH 89°29'22" WEST**, A DISTANCE OF **79.17 FEET** TO A FOUND 1" O.D. IRON PIPE ON THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED LANDS OF DUNLAP.

THENCE ALONG SAID EASTERLY LINE OF DUNLAP, **NORTH 00°24'59" EAST**, A DISTANCE OF **98.15 FEET** TO THE **TRUE POINT OF BEGINNING**

CONTAINING – 0.1673 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS AND RESTRICTIONS OF RECORD THAT MAY AFFECT THE SUBJECT PARCEL. ALL MONUMENTS CALLED TO BE SET ARE 5/8" X 30" REBAR WITH YELLOW CAPS STAMPED "B A LAND PROFESSIONALS". NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM (NAD83(12a) NORTH ZONE) AND BY GPS OBSERVATIONS AS RELATED TO O.D.O.T. – VRS NETWORK COLLECTED UTILIZING A SPECTRA SP80 RECEIVER ON 10/08/19. SURVEY PREPARED BY B A LAND PROFESSIONALS IN OCTOBER OF 2019, BY OR UNDER THE DIRECT SUPERVISION OF J. BRYANT ABT, PS #8593.



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