

APPROVED
LORAIN CO.
MAP DEPT
DATE 3-27-20
PAGE 6-21-001
BY B. MAINES
7-2-04-111

06-21-001-102-030
06-21-002-000-067

SURVEY REFERENCES

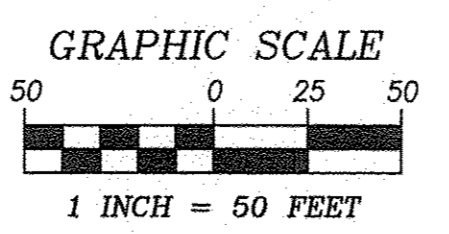
- "ARNEL & KAREN COWGER" Survey by Kleinoeder Schmidt and Associates, Lorain County Survey #41654
- "PLAT OF BOUNDARY SURVEY FOR NORCARE ENTERPRISES, INC." By Thomas Simon and Associates Inc, Lorain County Survey #48919
- "SURVEY PART OF ELYRIA TOWNSHIP" By James H. Schmidt, Lorain County Survey #45644
- "PLAT OF PROPOSED STREET VACATION, MIDDLE RIDGE ROAD - SOUTH BROADWAY" By N.R. Hura, Lorain County Survey #47724
- "PERIMETER SURVEY" By Michael G. Hura, Lorain County Survey #30801
- "PROPOSED PARCEL SPLIT FOR DANIEL L. LACHMAN" By McGlinchy & Associates Inc., Lorain County Survey #34061
- "BOUNDARY SURVEY & PARCEL SPLIT, PARCEL NOS. 06-21-002-000-012 & 048" By KS Associates Inc., Lorain County Survey #39257
- "MAP OF PART OF LOT 1 NEWBERRY TRACT" By A.F. Koepf, Lorain County Survey #34065
- "PLAT OF SURVEY FOR THE ESTATE OF KENNETH E. SPIEGELBERG" By Thomas Simon and Associates Inc, Lorain County Survey #49064
- "PLOT PLAN PREPARED FOR JERRY KERON" By McGlinchy and Associates Inc, Lorain County Survey #37584

MISCELLANEOUS NOTES

- Some features shown on this plat may be shown out of scale for clarity.
- Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
- The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network.
- All of the various survey monuments shown on this plat as found or USED are in good condition, apparently undisturbed, unless otherwise noted.
- There is no apparent occupation along the subject boundary lines other than as shown on this plat.
- The Surveyor does not express a legal opinion as to the ownership or nature of potential encroachments or easements with the showing of any evidence, location and extent of easements or potentially encroaching driveways, alleys, other ways of access, structural appendances and projections or other items observed in the process of conducting the fieldwork by or onto adjoining property, or onto rights of way, easements, or setback lines disclosed in documents provided to or obtained by the surveyor.

LEGEND

- REBAR FOUND AS NOTED
- ⊠ REBAR IN MONUMENT BOX FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30' LONG REBAR WITH "MCSTEEN CA 96-026" ID CAP SET
- ⊠ MAG NAIL SET
- ▭ CONCRETE PAVEMENT
- ▭ ASPHALT PAVEMENT
- CHAIN LINK FENCE
- SPLIT RAIL FENCE
- ⊙ CATCH BASIN
- ⊙ STORM MANHOLE



SIGNIFICANT OBSERVATIONS

- ⊠ Concrete sidewalk extends over a northerly line of surveyed premises by approximately 7.6 feet.
- ⊠ A split rail fence found over a northerly line of surveyed premises by approximately 7.4 feet.
- ⊠ A 24" corrugated metal storm sewer pipe found over a southerly line of surveyed premises by approximately 27.7 feet.
- ⊠ A concrete headwall for a storm sewer pipe found over a southerly line of surveyed premises by approximately 2.0 feet.

LOT CONSOLIDATION for SALLY A. DELUCA

Known as being PART OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBERS 1 AND 2 OF THE NEWBERRY TRACT, now situated in the

CITY OF LORAIN COUNTY OF LORAIN - STATE OF OHIO

McSteen
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Matthew W. Sermersheim
MATTHEW W. SERMERSHEIM REG. PROF. SURV. No. 8707
Drawn By: MWS

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".