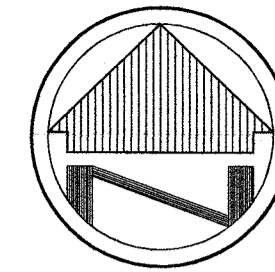


STATE OF OHIO, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 96 OF RUSSIA TOWNSHIP.

BASIS OF BEARINGS

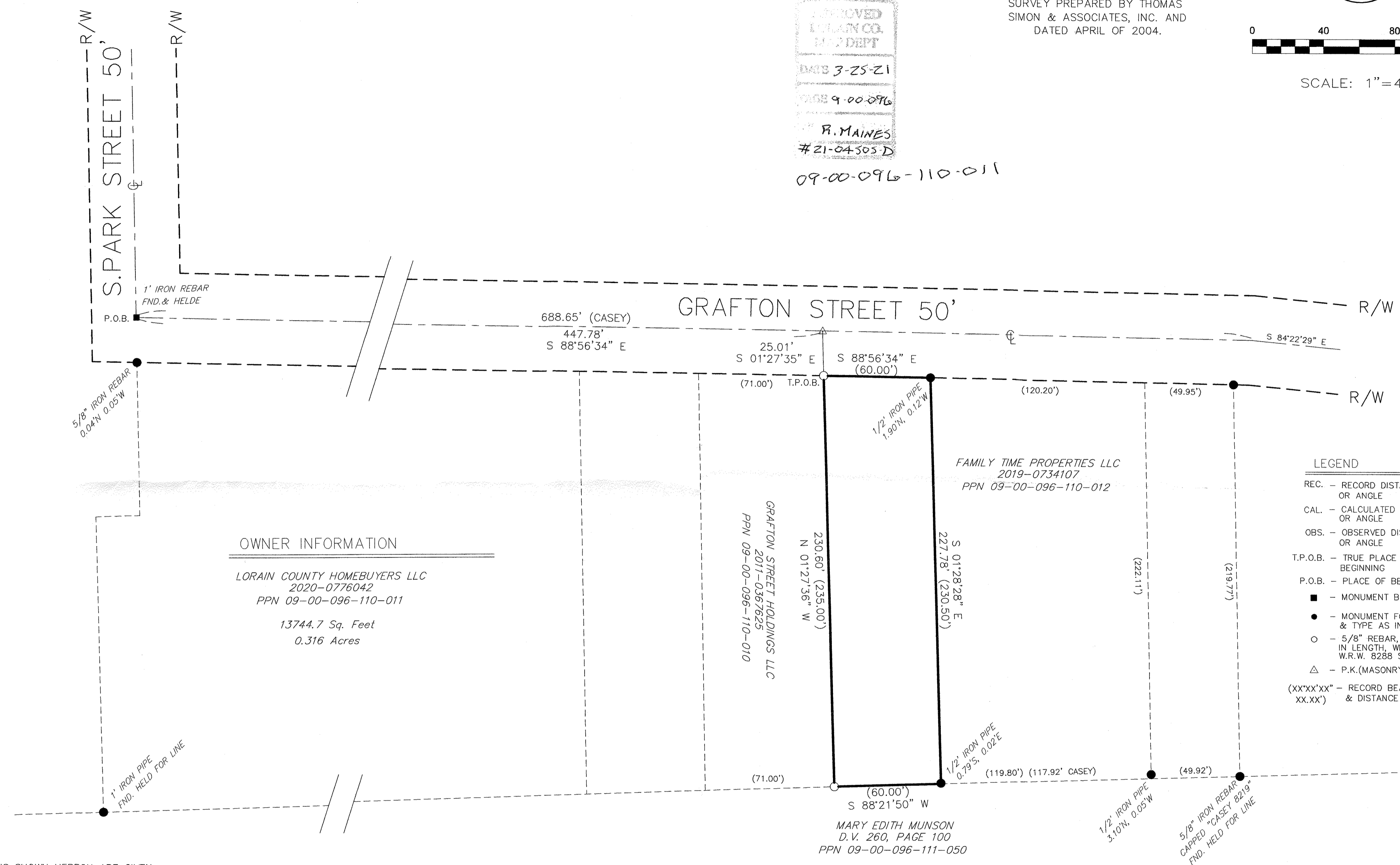
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 88°56'34" EAST FOR THE CENTERLINE OF GRAFTON STREET AS SHOWN ON THE PLAT OF SURVEY PREPARED BY THOMAS SIMON & ASSOCIATES, INC. AND DATED APRIL OF 2004.



SCALE: 1"=40'

REMOVED
LORAIN CO.
REC'D DEPT.
DMS 3-25-21
PAGE 9-00-096
R. MAINES
#21-04505-D

09-00-096-110-011



OWNER INFORMATION
LORAIN COUNTY HOMEBUYERS LLC
2020-0776042
PPN 09-00-096-110-011
13744.7 Sq. Feet
0.316 Acres

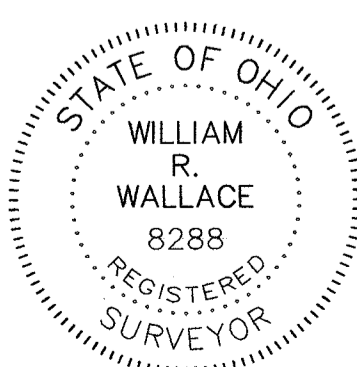
- LEGEND**
- REC. - RECORD DISTANCE OR ANGLE
 - CAL. - CALCULATED DISTANCE OR ANGLE
 - OBS. - OBSERVED DISTANCE OR ANGLE
 - T.P.O.B. - TRUE PLACE OF BEGINNING
 - P.O.B. - PLACE OF BEGINNING
 - - MONUMENT BOX
 - - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
 - - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP W.R.W. 8288 SET
 - △ - P.K.(MASONRY) NAIL SET
 - (XX'XX'XX" - RECORD BEARING & DISTANCE

NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF THE PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT.

William R. Wallace
WILLIAM R. WALLACE REG. NO. 8288
W. R. WALLACE LLC
LAND SURVEYING SERVICES
3/19/21
DATE



SURVEY INFORMATION

DEEDS AND TAX MAPS
SURVEY BY THOMAS SIMON
DATED 2004
SURVEY BY SCOTT CASEY
DATED 2017
SURVEY BY JOHN ALBAN
DATED 2018

BOUNDARY SURVEY
LORAIN COUNTY HOMEBUYERS LLC
185 GRAFTON ROAD
OBERLIN, OHIO 44074

W.R. WALLACE LLC
Land Surveying Services
1077 Middlefield Trail
Brunswick, Ohio 44212
www.wrwallacesurveying.com (216) 789-4135

Date: 3/19/21
By: WRW
Scale: 1"=40'
Job: 2021012
Sheet 1 of 1