

**BOUNDARY SURVEY**  
OF  
**5173 SOUTH BROADWAY AVENUE**  
**PARCEL No. 03-00-113-104-071**  
**TOWNSHIP OF SHEFFIELD, OHIO**

Sited in the Township of Sheffield, County of Lorain and State of Ohio and known as being part of the Original Sheffield Township Lot No. 113.

**REFERENCE SURVEYS**

Plat of Survey, Split & Consolidation by Thomas Simon & Associates, Inc. dated December 2003. Lorain County Map Department Survey No. 01631. (Simon)

Center Line Survey Plat, Plat Book 36, Page 68 of Lorain County Map Records. (Plat)

Lorain County Tax Maps

**BASIS OF BEARINGS**

The centerline of South Broadway Avenue as North 00°35'09" West in the Plat of Survey, Split & Consolidation by Thomas Simon & Associates, Inc. dated December 2003. Lorain County Map Department Survey No. 01631.

**DEED OF RECORD**

Land described to Shereen M. Smarsh, Trustee and Diana M. Smarsh, Trustee by deed dated September 25, 2019 and recorded in Instrument No. 2019-0731778 of Lorain County Deed Records.

**SURVEYOR CERTIFICATION**

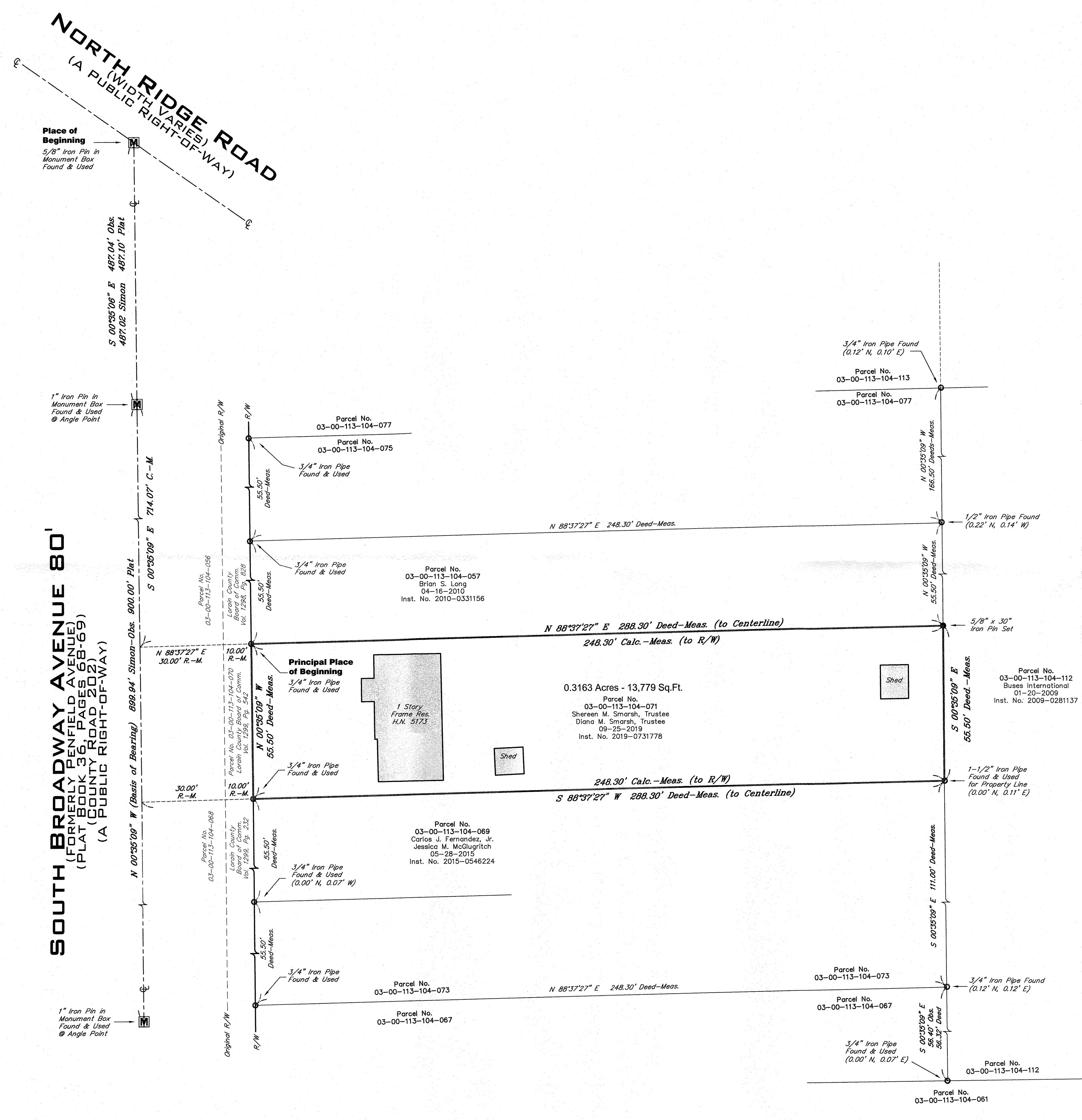
This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Peter J. Gaurluff  
P.S. No. 8646  
Date: March 29 2021

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

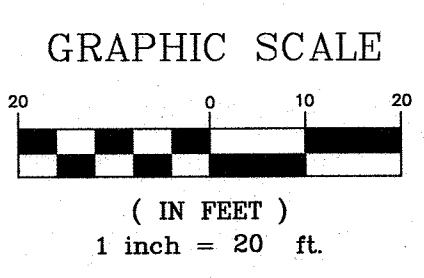
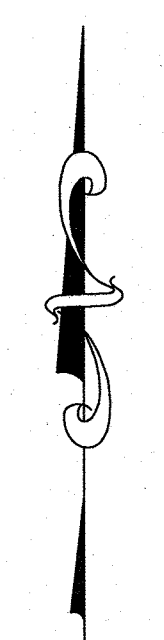


**RIVERSTONE**  
LAND SURVEYING - ENGINEERING - DESIGN  
3800 LAKEVIEW AVENUE - SUITE 100  
CLEVELAND - OHIO 44114  
PHONE: (216) 491-2000 FAX: (216) 491-9640  
WWW.RIVERSTONESURVEY.COM



APPROVED  
LORAIN CO.  
PLAT DEPT.  
DATE 4-12-21  
PAGE 3-00-113  
R. MAINES  
#21-043272

03-00-113-104-071



**LEGEND**

Ⓜ = Monument Box Found	⊕ = Centerline
○ = Iron Pin Found	⊖ = Property Line
⊙ = Iron Pipe Found	⊞ = Encroachments
⊙ = 5/8"x30" Iron Pin Set	
⊙ = Drill Hole Set / Found	
⊕ = P.K. Nail Set / Found	
Parcel / Sublot line	-----
Original Parcel / Sublot Line	-----
Original Lot / Section Line	-----
Centerline	-----
Subject Property Line	-----
Right-of-way Line	-----
Easement Line	-----
Railroad Tracks	-----
Chain Link Fence	-----
Ornamental Fence	-----
Split Rail Fence	-----
Vinyl Fence	-----
Wood Fence	-----
A Arc Length	O.L. Original Lot
Adj. Adjacent	O.R. Official Record
Asph. Asphalt Pavement	Obs. Observed
B.N. Building Number	Ord. Ordinance
Bldg. Building	P.C. Point of Curvature
C.C.M.R. Cuyahoga County Map	P.O.B. Place of Beginning
Records	P.P.N. Permanent Parcel
Chain Link Fence	P.P.N. Number
Calc./C. Calculated	P.P.O.B. Principal Place of
CH Chord	Beginning
Conc. Concrete	Pcl. Parcel
D.H. Drill Hole	P/L Property Line
D.V. Deed Volume	Prop. Proposed
Doc. Document	R/W Right-of-Way
E. East	Rec./R. Record
Encr. Encroachment	Res. Residence
Ex. Existing	S. South
Gar. Garage	S/L Sublot
H.N. House Number	Sq.Ft. Square Feet
Inst. Instrument	Sta. Station
Meas./M. Measured	Stm. Storm
N. North	Sty. Story
N/A Not Available	V/Vol. Volume
O.D.O.T. Ohio Department of Transportation	W. West

5173 SOUTH BROADWAY AVENUE BOUNDARY SURVEY