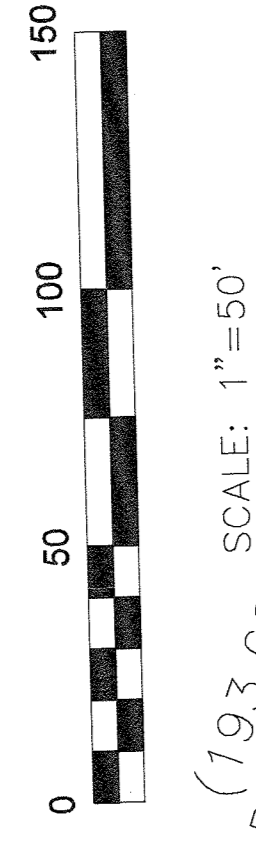
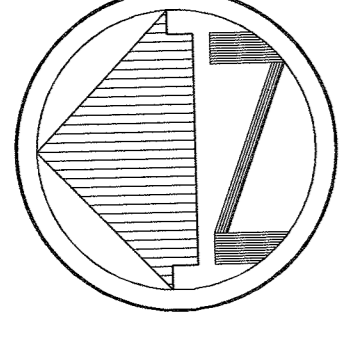


CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO: AND KNOWN AS BEING A PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 3, TRACT NO. 1.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(2011).



NORTH RIDGE ROAD (VARIES)

N 84°34'08" E 84°34'08" W (289.62')
S 84°34'08" W (289.62')

(193.60' ROSEBECK)
N 67°35'47" W 194.64'
N 54°22'58" W 227.20' (227.20')
P.O.B. PARCEL 1 & 2
1" IRON REBAR FND. & HELD

SHEFFIELD TOWNSHIP LOT NO. 113
BLACK RIVER TOWNSHIP LOT NO. 3, TRACT NO. 1

LACHMAN ALLOTMENT
PLAT BOOK 17, PAGE 23

CLEARVIEW DRIVE 40'

PARCEL NO. 1

PARCEL NO. 2

(631.44' ROSEBECK)
630.14'

T.P.O.B. PARCEL 1
T.P.O.B. PARCEL 2

ELSIE CARDONA
INSTR. NO. 2003-0949330
PPN 02-01-003-263-018

OKSANA & OLEG YAREMKO
INSTR. NO. 1992-0206341
PPN 02-01-003-263-020

IRIS Y. ORTIZ
INSTR. NO. 2010-0341370
PPN 02-01-003-263-022

CARMEL B. NEWMAN SR. & SHELBY J. NEWMAN
INSTR. NO. 2015-0536163
PPN 02-01-003-263-015

JOSEPH ORTIZ, WILLIAM PECEK
SHEILA PECEK & JOSHUA PECEK
INSTR. NO. 2020-0789541
PPN 02-01-003-270-025

OWNER INFORMATION

PARCEL NO. 1
JASON EDWARD & JESSICA MARIE MOORE
INSTR. NO. 2018-0666169
PPN 02-01-003-263-016

7523.7 Sq. Feet

0.173 Acres

0.009 Ac. IN R/W

0.005 Ac. IN EXCEPTION

0.159 AC. NET

PARCEL NO. 2
JASON EDWARD & JESSICA MARIE MOORE
INSTR. NO. 2018-0666169
PPN 02-01-003-263-016

43427.3 Sq. Feet

0.997 Acres

0.051 Ac. IN R/W

0.031 Ac. IN EXCEPTION

0.915 AC. NET

PARCEL A
DIANE M. LOWING
INSTR. NO. 2004-0984859
PPN 02-01-003-263-024

LEGEND

- 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
- △ - MAG NAIL SET
- (XXXXXX) - RECORD BEARING & DISTANCE

SURVEY INFORMATION

DEEDS & TAX MAPS

PLAT VOLUME 17, PAGE 23

SURVEYS BY GARY E. PENFOUND
DATED 1/8/69

SURVEY BY GARY E. PENFOUND
DATED MARCH 76

SURVEY BY THOMAS SIMON
DATED OCTOBER 1989

SURVEY BY CHARLES P. WARYU
DATED NOVEMBER 2003

SURVEY BY RICHARD A. ROSEBECK

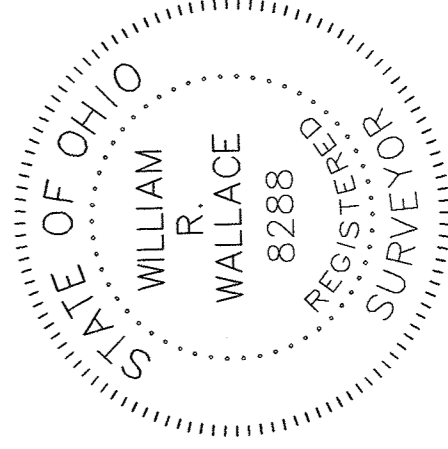
BOUNDARY SURVEY

JASON & JESSICA MOORE
215 NORTH RIDGE ROAD
LORAIN, OHIO 44053

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

Date: 6/14/21
By: WRW
Scale: 1"=50'
Job: 2021033
Sheet 1 of 1

APPROVED
LORAIN CO.
MAP DEPT.
DATE 6/24/21
PAGE 02-01-003
BY: [Signature]



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
W. R. WALLACE LLC
LAND SURVEYING SERVICES

REG. NO. 8288

DATE
6/24/21

Survey # 50310
02-01-003-263-018-017