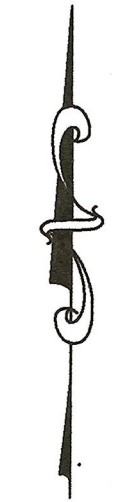


PLAT OF BOUNDARY SURVEY

OF
4783 ELYRIA AVENUE, LORAIN, OHIO
 KNOWN AS
PARCEL NUMBER 03-00-107-105-012

SITUATED IN THE TOWNSHIP OF SHEFFIELD, COUNTY OF LORAIN,
 STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL
 SHEFFIELD TOWNSHIP LOT NUMBER 107.



BEARINGS BASED ON:
 THE NORTHERLY LINE OF SUBJECT PARCEL
 (SOUTH 86°31'00" EAST) AS SHOWN ON
 SURVEY PLAT 15-03281-D PREPARED BY
 DALE HAYWOOD, P.S. 8284 AND ON FILE
 WITH THE LORAIN COUNTY TAXMAP OFFICE

DUNTON ROAD - 60'
(A PUBLIC RIGHT-OF-WAY)

1" IPF & USED

S 53°54'07" E
 351.50'(C)

MONUMENT BURIED
 IN ASPHALT @ 179.31'

PK NAIL
 FOUND &
 USED

ELYRIA AVENUE - VARIABLE WIDTH
(A PUBLIC RIGHT-OF-WAY)

S 50°33'51" E 222.73'(C)
 FORMER CENTERLINE

CURRENT CENTERLINE

S 27°49'12" E
 14.61'(C)

1" PIPF &
 USED ONLINE; 1" PIPF
 @ 36.28' 0.29'N.

34.91'(C)

86°48'(C) 85.47'(R)
 N 27°49'12" W

1" IPF &
 USED

25.07'(C)
 24.53'(R)

39.20'(C)

N 12°44'49" W

N 12°44'49" W

323.26'(C)

30.30'(R)

N 82°25'16" E

MONUMENT BOX
 FOUND EMPTY

PARCEL NUMBER
 03-00-107-105-020
 ALAN L. REVERCOMB, SR.
 INST. NO. 2010-0358768

20' EASEMENT
 S 86°31'00" E (BASIS OF BEARINGS) 370.16'(R)
 S 86°31'00" E 270.06'(C)

5/8" IPF &
 USED
 "HAYWOOD"

5/8" IPF &
 USED
 "HAYWOOD"

SHARED DRIVEWAY SERVICES PARCELS TO REAR

SUBJECT PARCEL
 PARCEL NUMBER
 03-00-107-105-012
 MORGAN THOMPSON
 INST. NO. 2021-0819162
 23,618 S.F. OR 0.5422 ACRES
 3,305 S.F. OR 0.0759 ACRES
 WITHIN R/W

97.91'(R-ADJ. DEED & USED)
 96.92'(R-OLD DEED)
 S 03°29'00" W

PARCEL NUMBER
 03-00-107-105-013
 MARK BURTON
 INST. NO. 2015-0560268

N 03°29'00" E
 97.91'(R), 97.64'(R-OLD DEED)

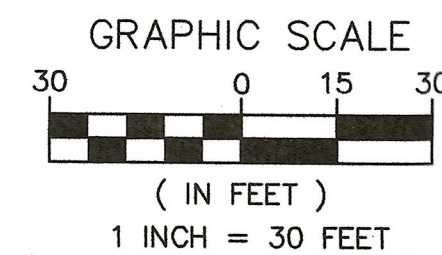
PARCEL NUMBER 03-00-107-105-014
 ADAM R. COOPER
 INST. NO. 2016-0596340

1" IPF & USED
 ONLINE @
 39.20'/178.93'

N 86°31'00" W 218.13'(C)

3/4" IPF & USED
 CONCRETE BASE

50458
 APPROVED
 LORAIN CO.
 MAP DEPT
 DATE 11/29/21
 PAGE 03-00-107-012
 BY A. Carden
 #21-04734-C



REFERENCES USED:
 LORAIN COUNTY GIS AND HISTORIC TAXMAPS
 REFERENCES AS SHOWN HEREON.

● - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PS8219" - IPS	ADJ. CL	ADJACENT CENTERLINE	R/W S	RIGHT-OF-WAY SOUTH
[M] - MONUMENT BOX FOUND	CLF	CHAIN LINK FENCE	P.O.B.	POINT OF BEGINNING
○ - IRON PIN/PIPE FOUND - IPF/PIPF	DIST.	DISTURBED	P.O.C.	POINT OF COMMENCEMENT
⊙ - DRILL HOLE SET	E	EAST	P.O.T.	POINT OF TANGENCY
✕ - MAG NAIL SET	ENCRS.	ENCROACHES	S.F.	SQUARE FEET
(R) RECORD	L.C.R.	LORAIN COUNTY RECORDS	VOL.	VOLUME
(C) CALCULATED	N	NORTH	W.F.	WOOD FRAME
(M) MEASURED	INST. NO.	INSTRUMENT NUMBER		GAS LINE MARKER
				UTILITY POLE



THIS MAP REPRESENTS A SURVEY DONE BY MYSELF ON NOVEMBER 8TH OF 2021 WHICH CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

SCOTT J. CASEY, S. 8219 11/18/2021

EXACTA OHIO
 2132 E. 97th ST., CLEVELAND, OH 44111
 OFFICE: (216) 751-9000 FAX (216) 752-9510
 WEBSITE: WWW.EXACTAOHIO.COM



JOB NO. 21166
 SCALE: 1"=30'
 DRAWN BY: SJC
 FIELD WORK DATE: 11/8/2021