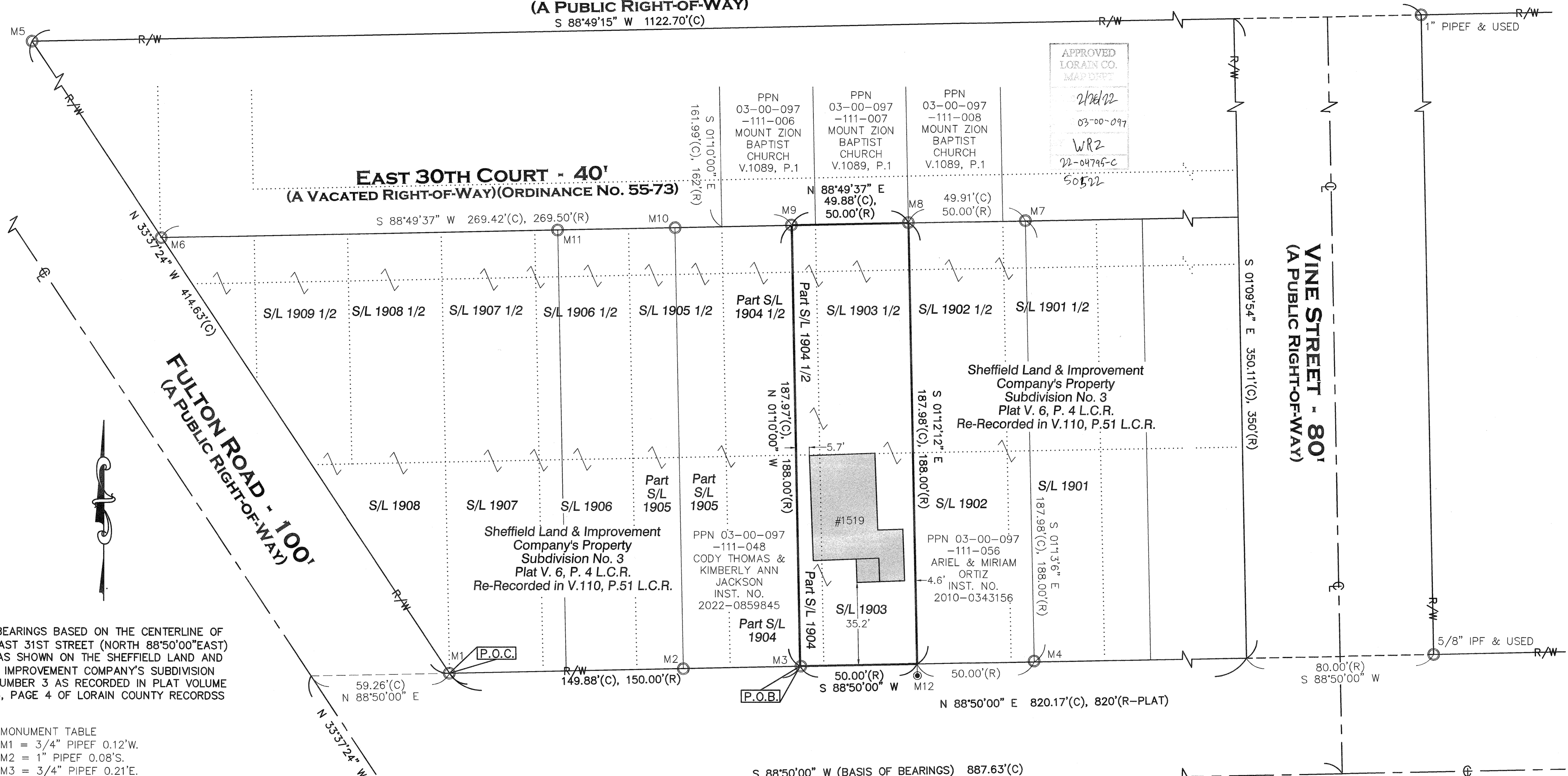


**PLAT OF BOUNDARY SURVEY**  
**OF**  
**1519 EAST 31ST STREET, LORAIN, OHIO**  
**KNOWN AS**  
**PPN 03-00-097-111-049**

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PARTS OF SUBLot NUMBERS 1904 AND 1904 1/2 AND ALL OF SUBLot NUMBERS 1903 AND 1903 1/2 IN THE SHEFFIELD LAND AND IMPROVEMENT COMPANY'S SUBDIVISION NUMBER 3 AS RECORDED IN PLAT VOLUME 6, PAGE 4 AND RERECORDED IN PLAT VOLUME 110, PAGE 51 OF LORAIN COUNTY RECORDS AND PART OF EAST 30TH COURT VACATED BY LORAIN CITY ORDINANCE 55-73, DATED APRIL 2, 1973, AND KNOWN AS BEING WITHIN LORAIN "A" OF THE URBAN RENEWAL AREA, PROJECT R-110.

**EAST 30TH STREET - 80'**  
**(A PUBLIC RIGHT-OF-WAY)**  
**S 88°49'15" W 1122.70'(C)**



APPROVED  
 LORAIN CO.  
 MAP DEPT  
 2/28/22  
 03-00-097  
 WR2  
 22-04795-C  
 50522

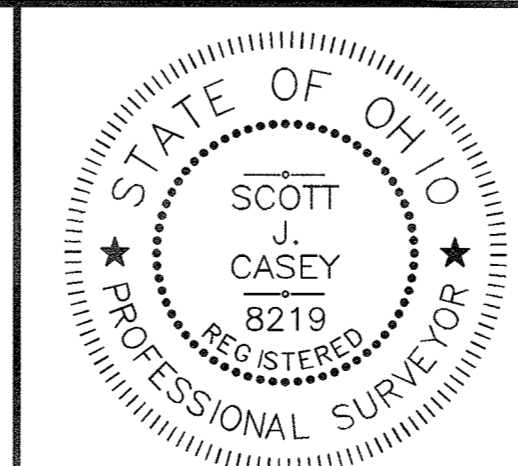
BEARINGS BASED ON THE CENTERLINE OF EAST 31ST STREET (NORTH 88°50'00" EAST) AS SHOWN ON THE SHEFFIELD LAND AND IMPROVEMENT COMPANY'S SUBDIVISION NUMBER 3 AS RECORDED IN PLAT VOLUME 6, PAGE 4 OF LORAIN COUNTY RECORDS

MONUMENT TABLE

- M1 = 3/4" PIPEF 0.12'W.
- M2 = 1" PIPEF 0.08'S.
- M3 = 3/4" PIPEF 0.21'E.
- M4 = 3/4" PIPEF 0.37'N.
- M5 = 3/4" PIPEF & USED
- M6 = 3/4" PIPEF 0.18'W.
- M7 = 1" PIPEF 0.16'N.
- M8 = 1" PIPEF 0.15'N.
- M9 = 1" PIPEF BENT "PINCHED TOP" 0.18'W., 0.10'N.
- M10 = 1" PIPEF 0.10'E.
- M11 = 1" PIPEF "PINCHED TOP" 0.05'W., 0.06'S.
- M12 = DHS SOUTH 1°12'12" EAST, 5.00'
- M13 = 1" PIPEF & USED @ POINT OF CURVATURE

SUBJECT PARCEL  
 PPN 03-00-097-111-049  
 CAMEO BRIGHT  
 INST. NO. 2021-0831774  
 9,387 SQ.FT. OR 0.2155 ACRES

● - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PROFESSIONAL SERVICES PS8219" - IPS	A. ACRES	PG. PAGE
Ⓜ - MONUMENT BOX FOUND	AFN AUDITOR'S FILE NUMBER	P.P.N. PERMANENT PARCEL NUMBER
○ - IRON PIN (IPF)/PIPE (PIPEF) FOUND	CL CENTERLINE	R/W RIGHT-OF-WAY
⊙ - DRILL HOLE SET - DHS	C.L.F. CHAIN LINK FENCE	S SOUTH
⊗ - MAG NAIL SET - MNS	CLRS CLEARS	S.F. SQUARE FEET
(R) RECORD	E EAST	VOL. VOLUME
(C) CALCULATED	ENCRS. ENCROACHES	W. WEST
(M) MEASURED	L.C.R. LORAIN COUNTY RECORDS	
(U) USED	N NORTH	



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON JANUARY 24TH OF 2022. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

2/28/2022  
 SCOTT J. CASEY 8219

**Casey Professional Services, LLC**  
 1159 Holmden Avenue, Cleveland, OH 44109  
 216-781-4644 office & fax 216-299-9555 mobile  
 www.caseyps.com

JOB NO.	22011
SCALE:	1"=30'
DRAWN BY:	SJC
FIELD WORK DATE:	1/24/22

