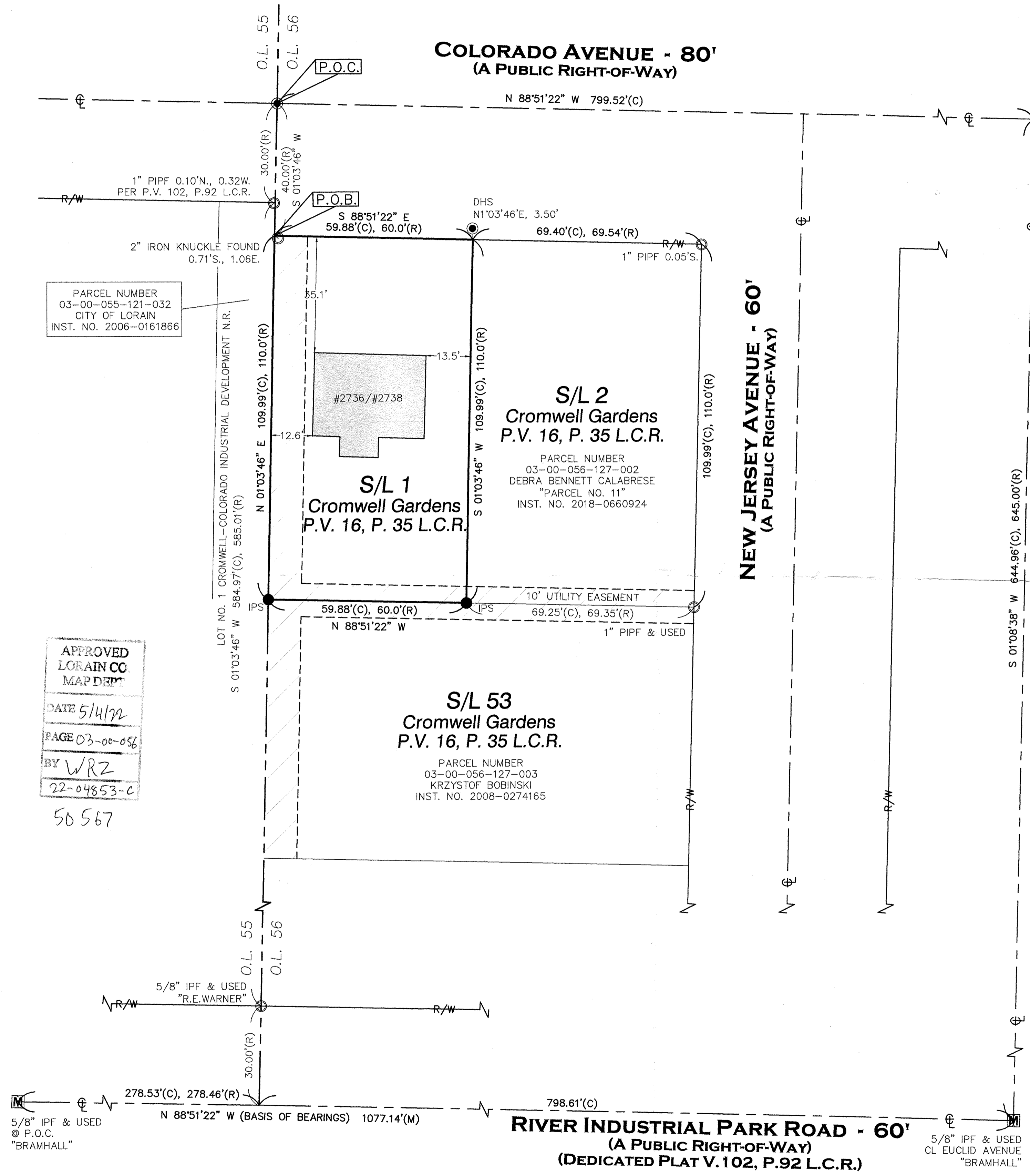


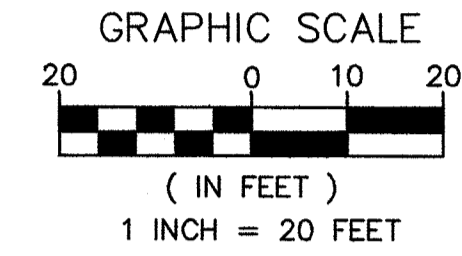
# PLAT OF BOUNDARY SURVEY

OF  
2736 COLORADO AVENUE, LORAIN, OHIO  
KNOWN AS  
PARCEL NUMBER 03-00-056-127-001

SITUATED THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOT NUMBER 1 OF CROMWELL GARDENS, PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 56, AS SHOWN IN PLAT VOLUME 16, PAGE 35 OF LORAIN COUNTY RECORDS.



BEARINGS BASED ON THE CENTERLINE OF ROVER INDUSTRIAL PARK ROAD (NORTH 88°51'22" WEST) AS SHOWN ON THE COLORADO INDUSTRIAL PARK STREET DEDICATION PLAT RECORDED IN PLAT VOLUME 102, PAGE 92 OF LORAIN COUNTY RECORDS.



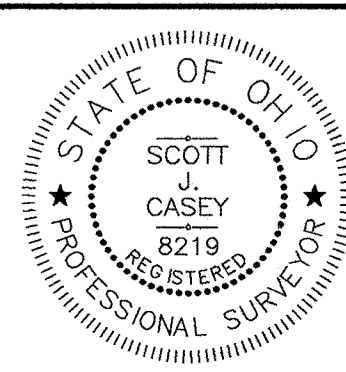
PARCEL NUMBER 03-00-055-121-032  
CITY OF LORAIN  
INST. NO. 2006-0161866

APPROVED  
LORAIN CO  
MAP DEPT  
DATE 5/14/22  
PAGE 03-00-056  
BY WRZ  
22-04853-C

SUBJECT PARCEL  
PARCEL NUMBER  
03-00-056-127-001  
MJD REAL ESTATE, LLC  
INST. NO. 2019-0705903  
6,586 SQ.FT. OR  
0.1512 ACRES

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    |
| Ⓜ - MONUMENT BOX FOUND                                     | CLF       | CHAIN LINK FENCE      | P.O.B. | POINT OF BEGINNING    |
| ⊙ - IRON PIN/PIPE FOUND - IPF/PIPEF                        | 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      | WEST                  |
| (M) MEASURED   | O.L.      | ORIGINAL LOT          | W.F.   | WOOD FRAME            |
|  | INST. NO. | INSTRUMENT NUMBER     |        | GAS LINE MARKER       |
|  |           |                       |        | UTILITY POLE          |



THIS MAP REPRESENTS A SURVEY DONE BY MYSELF ON JANUARY 19TH OF 2022 WHICH CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

SCOTT J. CASEY P.S. 8219

1/22/2022

**Casey Professional Services, LLC**

7159 Holmden Avenue, Cleveland, OH 44109  
216-781-4644 office & fax 216-298-9555 mobile  
www.caseyps.com

JOB NO. 22006

SCALE: 1"=20'

DRAWN BY: SJC

FIELD WORK DATE: 1/19/2022