

PLAT OF BOUNDARY SURVEY OF 143 GRAND AVENUE, WELLINGTON, OHIO KNOWN AS PPN 18-00-022-105-014

SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOT NUMBER 24 AND PART OF SUBLOT NUMBER 23 IN THE MORNINGSIDE ADDITION TO THE VILLAGE OF WELLINGTON OF PART OF ORIGINAL WELLINGTON TOWNSHIP LOT NO. 22 AS RECORDED IN PLAT VOLUME 7, PAGE 44 OF LORAIN COUNTY RECORDS.

BEARINGS BASED ON THE CENTERLINE OF DICKSON STREET (NORTH 89°34'00" EAST) AS RECORDED IN PLAT VOLUME 7, PAGE 44 OF LORAIN COUNTY RECORDS

1" IRON PIPE FOUND & USED
@ S. R/W OFF S.R.18

APPROVED
LORAIN CO.
MAP DEPT
DATE 5/10/22
PAGE 18-00-022
BY WRZ
22-04865-D
50543

1" IRON PIPE FOUND 0.06'N.

3/4" IRON PIN FOUND & USED AT CL MCKINLEY AVE.

472.20'(C), 472.00'(R-PLAT)

GRAND AVENUE - 60'
(A PUBLIC RIGHT-OF-WAY)

783.18'(C)
R/W
R/W
100.02'(C), 100'(R)
1" IRON PIPE FOUND 1.45'E.
1" IRON PIPE FOUND N 89°34'00" E, 1.75'
90.15'(C), 90.00'(R-DEED)
N 00°18'45" W
IPS

Sublot No. 21
Morningside Addition
Plat V. 7, P. 44 L.C.R.

Sublot No. 22
Morningside Addition
Plat V. 7, P. 44 L.C.R.

PPN 18-00-022-105-013
CHRISTOPHER A. COVINGTON
VICTORIA L. HOUGH
INST. NO. 2010-0330736

Sublot No. 23
Morningside Addition
Plat V. 7, P. 44 L.C.R.

Sublot No. 24
Morningside Addition
Plat V. 7, P. 44 L.C.R.

SUBJECT PARCEL
PPN 18-00-022-105-014
ROSE K. FARNER
INST. NO. 2018-0678953
23,387 SQ.FT. OR 0.5369 ACRES

288.92'(C)
N 89°34'00" E (BASIS OF BEARINGS) 761.12'(C)
DICKSON STREET - 60'
(A PUBLIC RIGHT-OF-WAY)

5/8" IRON PIN FOUND & USED "SNEZEK"

1" IRON PIPE FOUND 1.80'N.

100.02'(C), 100'(R)
N 00°04'17" E 119.78'(C)

PPN 18-00-022-115-014
TD ERIE STREET PROPERTIES LLC
INST. NO. 2017-0653683

1" IRON PIPE FOUND N 30°52'31" E, 0.41'

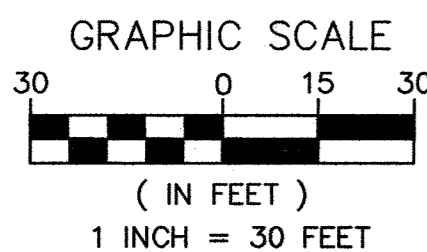
90.16'(C), 90.00'(R-DEED)
S 00°04'17" W

1" IRON PIPE FOUND S 89°34'00" W, 1.14' PER SNEZEK SURVEY

5/8" IRON PIN FOUND & USED "SNEZEK"

399.70'(C), 400.00'(R)
S 89°54'31" W

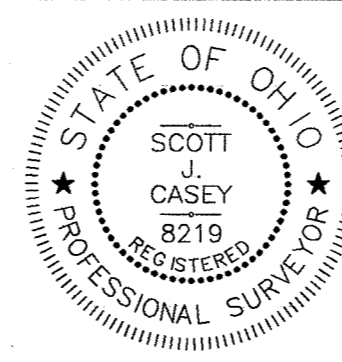
P.O.B.



- 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PROFESSIONAL SERVICES PS8219" - IPS
- M MONUMENT BOX FOUND
- IRON PIN (IPF)/PIPE (PIPEF) FOUND
- ⊙ DRILL HOLE SET - DHS
- ⊗ MAG NAIL SET - MNS
- (R) RECORD
- (C) CALCULATED
- (M) MEASURED
- (U) USED

- A ACRES
- AFN AUDITOR'S FILE NUMBER
- CL CENTERLINE
- C.L.F. CHAIN LINK FENCE
- CLRS CLEAR
- E EAST
- ENCRS. ENCROACHES
- L.C.R. LORAIN COUNTY RECORDS
- N NORTH

- P. PAGE
- P.P.N. PERMANENT PARCEL NUMBER
- R/W RIGHT-OF-WAY
- S SOUTH
- S.F. SQUARE FEET
- V. VOLUME
- W. WEST



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON MAY 10TH OF 2022. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

SCOTT J. CASEY 8219 5/12/2022

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

JOB NO.	22069
SCALE:	1"=30'
DRAWN BY:	SJC
FIELD WORK DATE:	5/10/22