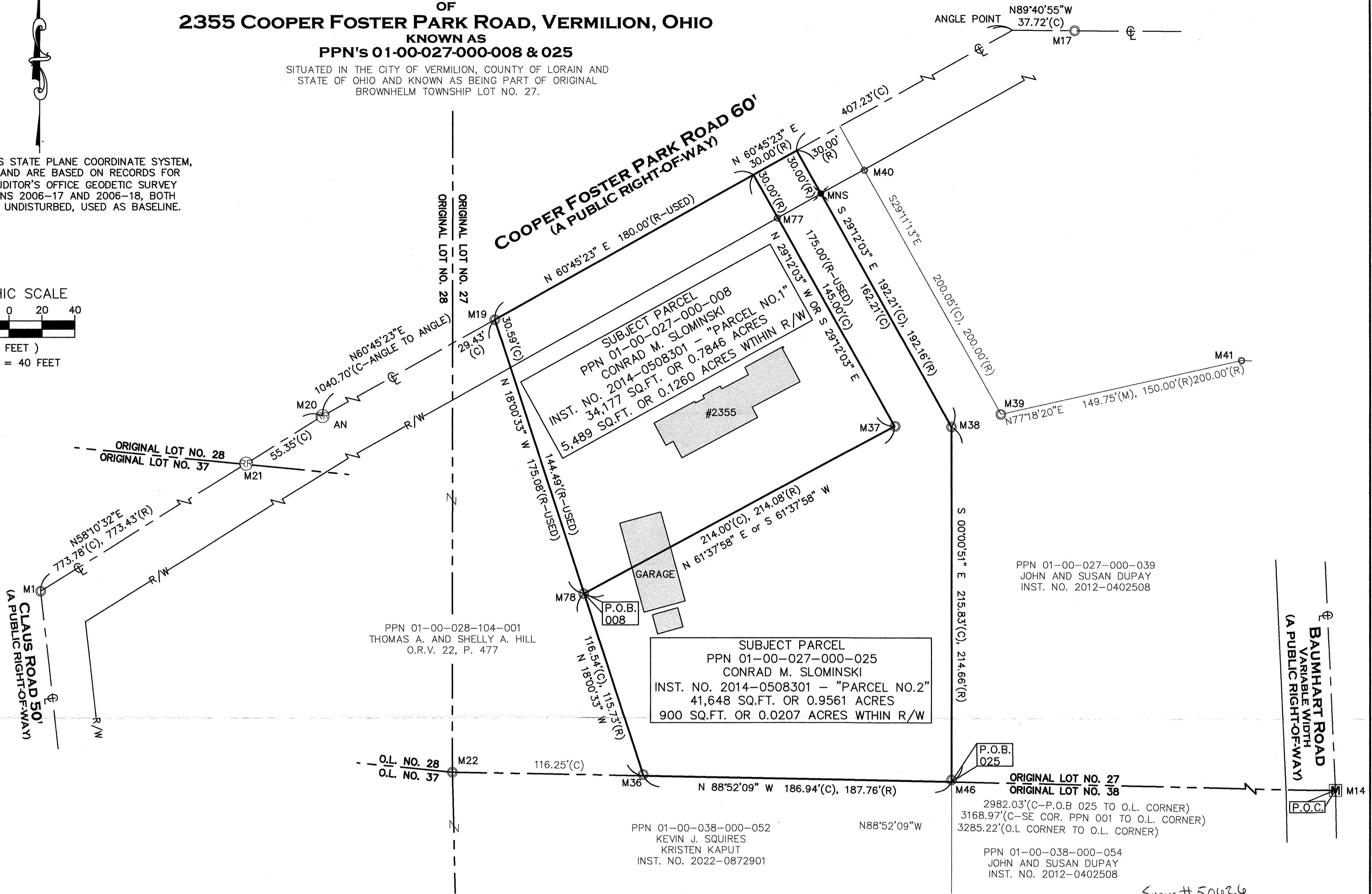
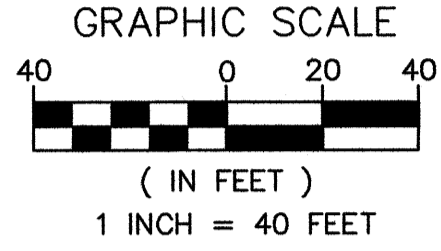


# PLAT OF BOUNDARY SURVEY

OF  
**2355 COOPER FOSTER PARK ROAD, VERMILION, OHIO**  
 KNOWN AS  
**PPN's 01-00-027-000-008 & 025**

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN AND  
 STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL  
 BROWNHELM TOWNSHIP LOT NO. 27.

BASIS OF BEARINGS IS STATE PLANE COORDINATE SYSTEM,  
 OHIO NORTH ZONE AND ARE BASED ON RECORDS FOR  
 LORAIN COUNTY AUDITOR'S OFFICE GEODETIC SURVEY  
 MARKERS. STATIONS 2006-17 AND 2006-18, BOTH  
 FOUND INTACT AND UNDISTURBED, USED AS BASELINE.



MONUMENT	DESCRIPTION
M1	3/4" IRON PIPE FOUND AND USED AT CENTERLINE INTERSECTION OF CLAUS ROAD AND COOPER FOSTER PARK ROAD. (IN ASPHALT - DOWN 0.2')
M14	1" IRON PIN FOUND AND USED IN MONUMENT BOX AT CENTERLINE ANGLE POINT OF BAUMHART ROAD AND AN ORIGINAL LOT CORNER.
M17	1" IRON PIPE FOUND AND USED ON CENTERLINE COOPER FOSTER PARK ROAD.
M19	5/8" IRON PIN FOUND AND USED ON PROPERTY LINE. (0.08' SOUTHEAST OF CENTERLINE OF COOPER FOSTER PARK ROAD)
M20	RAILROAD SPIKE FOUND AND USED AT CENTERLINE ANGLE OF COOPER FOSTER PARK ROAD.
M21	RAILROAD SPIKE FOUND AND USED. (0.83'(R) NORTHEAST OF INTERSECTION OF PROPERTY LINE AND CENTERLINE OF COOPER FOSTER PARK ROAD)
M22	3/4" IRON PIPE FOUND AND USED AT ORIGINAL LOT CORNER. (UP 0.5')
M36	1" IRON PIPE FOUND AND USED ON PROPERTY LINE. (0.76' NORTH, 0.24' WEST)(UP 0.3')
M37	1" IRON PIPE FOUND. (DISTURBED- DOWN 1.1')
M38	1" IRON PIPE FOUND AND USED. (UP 0.2')
M39	1" IRON PIPE FOUND AND USED. (UP 0.2')
M40	5/8" IRON PIN FOUND. (0.22' SOUTH, 0.43' EAST)(DISTURBED)
M46	1" IRON PIPE FOUND AND USED ON NORTH-SOUTH PROPERTY LINE. (1.29' NORTH)(UP 1.5')
M77	1 1/4" IRON PIPE FOUND. (0.12' SOUTH, 0.23' WEST)
M78	1" IRON PIPE FOUND. (0.03' SOUTH, 0.30' WEST)

Survey # 50626

APPROVED  
 LORAIN CO.  
 MAP DEPT

DATE 7-6-22

PAGE 01-00-027

BY D. Adelsberg

01-00-027-000-008  
 - 025

RECORDS USED:

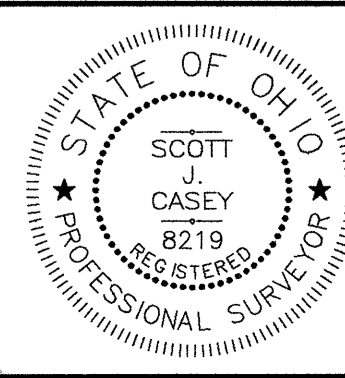
CENTERLINE AND RIGHT-OF-WAY ALIGNMENT FOR CLAUS ROAD PROVIDED BY COUNTY ENGINEER - NO DATE OR DESIGNATION.

CENTERLINE AND RIGHT-OF-WAY ALIGNMENT FOR NORTH RIDGE ROAD PROVIDED BY COUNTY ENGINEER - NO DATE OR DESIGNATION.

CENTERLINE AND RIGHT-OF-WAY ALIGNMENT FOR NORTH RIDGE ROAD PROVIDED BY COUNTY ENGINEER - LOR-CR51 DATED 5/1993.

PLAT OF SURVEY - COUNTY ENG. REF #44727 - PARCEL NUMBER 01-00-038-000-013

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



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON JUNE 29TH OF 2022. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

7/1/2022

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.	22108
SCALE:	1"=40'
DRAWN BY:	SJC
FIELD WORK DATE:	6/29/22