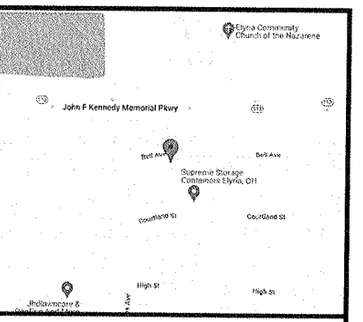
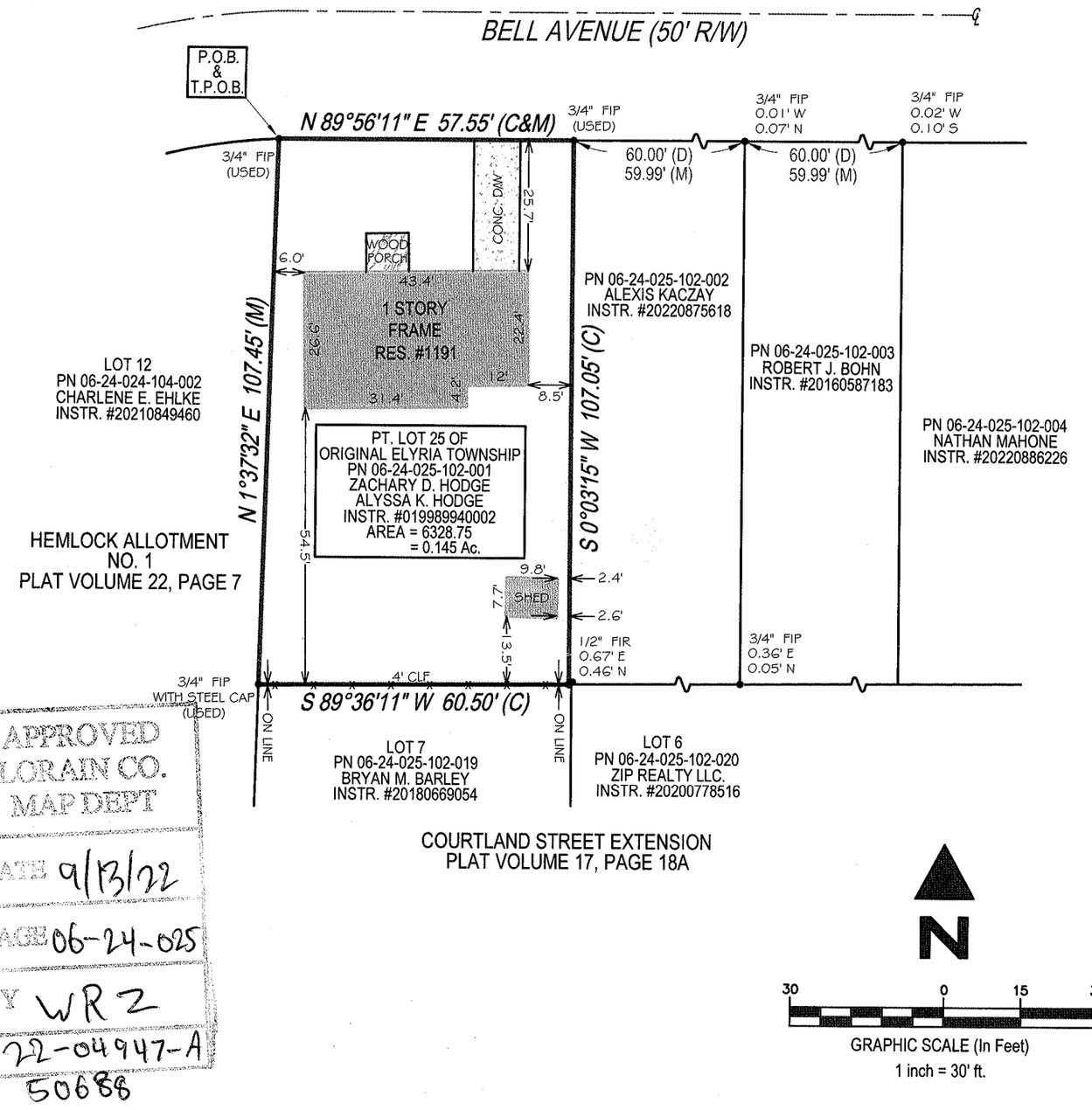
EXACTA
Land Surveyors, LLC
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 1191 BELL AVENUE, ELYRIA, OHIO 44035

SURVEY NUMBER: 2206.4229-01

2206.9900
BOUNDARY SURVEY
LORAIN COUNTY



APPROVED
LORAIN CO.
MAP DEPT
DATE 9/13/22
PAGE 06-24-025
BY WRZ
22-04947-A
50686

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

SURVEYORS CERTIFICATION:

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

STATE OF OHIO
ROBERT M. RUFFING
8423
PROFESSIONAL LAND SURVEYOR
REGISTERED

8-29-22

POINTS OF INTEREST:
NONE VISIBLE

EXACTA
Land Surveyors, LLC
Exacta Land Surveyors
1500 W 3rd St | MZ130
Cleveland, Ohio 44113
P:216.751.9000
F: 216.751.9510
www.exactasurvey.com

OHIO LAND TITLE ASSOCIATION
AFFILIATE MEMBER

DATE OF SURVEY: 08/19/22
FIELD WORK DATE: 8/26/2022
REVISION DATE(S): (REV.1 8/29/2022) (REV.1 8/19/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

PROPERTY ADDRESS: 1191 BELL AVENUE, ELYRIA, OHIO 44035 **SURVEY NUMBER:** 2206.4229-01

SURVEYOR'S REPORT:

DOCUMENTS USED: - HEMLOCK ALLOTMENT NO. 1, PLAT VOLUME 22, PAGE 7, LORAIN COUNTY, OHIO RECORDER'S OFFICE. - COURTLAND STREET EXTENSION, PLAT VOLUME 17, PAGE 18A, LORAIN COUNTY, OHIO RECORDER'S OFFICE. - DEEDS AS SHOWN HEREON. - LORAIN COUNTY TAX MAPS/GIS.

BASIS OF BEARINGS: THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS). THE PORTION OF THE SOUTH LINE OF BELL AVENUEHAVING AN OBSERVED BEARING OF N 89°56'11" E AND MONUMENTED AS SHOWN HEREON IS THE BASIS OF BEARINGS.

LEGAL DESCRIPTION:

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO, AND BEING PART OF ORIGINAL TOWNSHIP LOT 25, WEST OF BLACK RIVER, AND BEING CONVEYED TO ZACHARY D. AND ALYSSA K. HODGE (INST. # 01998994002) BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND AND USED 3/4" CAPPED IRON PIPE WITH A STEEL CAP AT A POINT OF TANGENCY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BELL AVENUE ALSO KNOWN AS THE NORTHEAST CORNER OF LOT 12 IN THE HEMLOCK ALLOTMENT NO. 1, AS RECORDED IN VOLUME 22, PAGE 7 OF LORAIN COUNTY PLAT RECORDS, OWNED BY CHARLENE E. EHLKE (INST. # 2021-0849460); SAID POINT ALSO BEING THE TRUE POINT-OF-BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED IN THE FOLLOWING 4 COURSES:

COURSE 1: THENCE CONTINUING ALONG THE SAID SOUTHERLY RIGHT OF WAY OF BELL AVENUE, N 89°56'11" E, 57.55 FEET TO A FOUND AND USED 3/4" IRON PIPE AT THE HODGE'S NORTHEAST CORNER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LANDS OWNED BY ALEXIS KACZAY (INST. #2022-0875618);

COURSE 2: THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID KACZAY LANDS, S 00°03'15" W, A DISTANCE OF 107.05 FEET TO A POINT AS MONUMENTED BY A 1/2" IRON REBAR, FOUND 0.67 FEET EAST AND 0.46 FEET NORTH OF HODGE'S SOUTHEAST CORNER; SAID POINT ALSO BEING AT THE SOUTHWEST CORNER OF SAID KACZAY PARCEL, ALSO BEING KNOWN AS THE NORTHEAST CORNER OF LANDS OWNED BY BRYAN M. BARLEY (INST. # 2018-0669054) AND THE NORTHWEST CORNER OF LANDS OWNED BY ZIP REALTY LLC (INST. # 2020-0778516);

COURSE 3: THENCE ALONG THE NORTH LINE OF SAID BARLEY LANDS, S 89°36'11" W, 60.50 FEET TO A FOUND AND USED 3/4" IRON PIPE WITH A STEEL CAP AT HODGE'S SOUTHWEST CORNER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID BARLEY PARCEL; ALSO BEING THE EASTERLY PROPERTY LINE OF SAID EHLKE PARCEL;

COURSE 4: THENCE ALONG THE EAST LINE OF SAID EHLKE PARCEL, N 1°37'32" E, A DISTANCE OF 107.45 FEET TO THE TRUE-POINT-OF-BEGINNING AT HODGE'S NORTHWEST CORNER, CONTAINING A TOTAL OF 6,328.75 SQUARE FEET, OR 0.145 ACRES, AND BEING SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD, IF ANY.

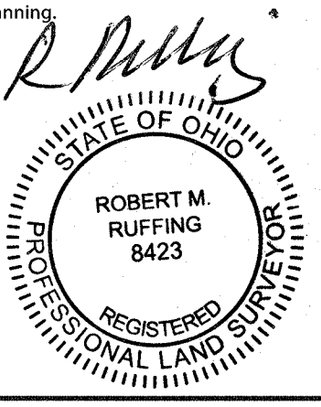
THE BASIS OF BEARINGS FOR THIS SURVEY ARE FROM GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS). THE PORTION OF THE SOUTH LINE OF BELL AVENUE HAVING AN OBSERVED BEARING OF N 89°56'11" E AND MONUMENTED AS SHOWN ON THE PLAT IS THE BASIS OF BEARINGS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO RETRACE AND DESCRIBE THIS PARCEL BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON AUGUST 12, 2022, BY EXACTA LAND SURVEYORS, LLC.

PREPARED BY ROBERT M. RUFFING, P.S. 8423, IN AUGUST 2022.

GENERAL SURVEYOR NOTES:

1. Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the Abstract of Title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. Alterations to this survey map and report by other than the signing surveyor are prohibited.
3. Dimensions are in feet and decimals thereof.
4. Any FEMA food zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
5. Unless otherwise noted "SIRC" indicates a set iron rebar, a minimum half inch in diameter and 30 inches long, with a yellow cap stamped Exacta Land Surveyors.
6. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed by the Professional Surveyor. An Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the Professional Surveyor.
7. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Any additional logos or references to third party firms are for informational purposes only.
8. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.



SURVEYOR'S LEGEND

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
OHL	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin

REV=0	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
W	Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

CERTIFIED TO:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST; OS NATIONAL

FLOOD ZONE INFORMATION:

DATE OF SURVEY: 08/19/22

BUYER: OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST

LENDER:

TITLE COMPANY: OS NATIONAL

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:**

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

EXACTA Land Surveyors, LLC
Exacta Land Surveyors
1500 W 3rd St | MZ130
Cleveland, Ohio 44113
P:216.751.9000
F: 216.751.9510
www.exactasurvey.com