SURVEY OF 2301.0484 1708 W. 22ND STREET **BOUNDARY SURVEY** LORAIN, OHIO LORAIN COUNTY KNOWN AS PARCEL NOS. 0202024117047, 0202024117048 AND 0202024117049 3/4" FIP IN MON. BOX **LEGEND** IN THE COUNTY OF LORAIN, STATE OF OHIO, BEING SUBLOTS 175, 176 AND 177 IN THE POLES AND REEVES CITY ACRES ADDITION, AT VOLUME 12, PAGE 15, IN PART OF ORIGINAL LOT 24, TRACT 2, BLACK RIVER TOWNSHIP. W 21ST STREET (66' R/W) P.O.B. (HELD) FIRC FOUND IRON ROD CAPPED FIR FOUND IRON ROD 3/4" FIP. FIP FOUND IRON PIN 5/8" FIP SIRC 5/8" X 30" SET IRON ROD CAPPED,
"R RUFFING PS 8423 EXACTA SURVEYORS" PINCHED 0.33' E 0.36' E 0.17'5 0.23'5 PLATTED WATER **MEASURED ASPHALT** 61.00' 51.50' 112.50' 59.00' 59.22' D DEEDED DOCUMENTS USED: C CALCULATED CONCRETE POLE AND REEVES CITY ACRES ADDITION, PLAT VOLUME LOT 129, PT. LOT 128 PN 0202024117019 CHRISTOPHER ADAMS GAR. GARAGE LOT 121, PT. LOT 122 PN 0202024117026 RAUL SANTIAGO 12, PAGE 5, LORAIN COUNTY RECORDER'S OFFICE. PROPERTY LINE T 123, PT. LOT 122 N 0202024117025 NTHIA D. HOWARD STR. 20060157498 CONCRETE CONC. MAP OF PART OF SUBLOTS 167 & 168, POLE AND REEVES CITY ACRES ADDITION, BY GARY E. PENFOUND, REGISTERED SURVEYOR, SEPTEMBER 25, 1967, ON FILE AT THE LORAIN COUNTY MAP. DEPARTMENT. CENTER LINE LOT 127, PT. I PN 02020241 CHRISTOPHER, INSTR. 2021(DRIVEWAY D/W **LOT 125** 124 TIE IN LINE CENTER LINE C/L 10 BUILDING LINE LOT R/W RIGHT OF WAY COMBINATION #18157A, PAGE 2-02-024B, OCTOBER 4, 1988, ON FILE AT THE LORAIN COUNTY MAP OFFICE. PN 020 FRANK INSTR. ADJOINER LINE OFFICIAL RECORD 0.R. DOCUMENTS AS SHOWN HEREON. LORAIN COUNTY TAX MAPS/GIS. P.G. PAGE SECTIONAL LINE 3/4" FIF - VINYL FENCE INSTR INSTRUMENT 3/4" FIF PINCHED SQUARE FEET S.F. PINCHED 0.18 E 0.14 N AC. **ACRES** S 89°45'38" E 112.50' (C) (HELD) SIRC 5/8" FIR PARCEL NUMBER PN 0.16'E P.O.B. POINT OF BEGINNIG S 0°27'23" W 313.00' (C) 37.50'(P) 37.50'(P) 42.69' (P) 0.17'5 T.P.O.B. TRUE POINT OF BEGINNING BASEMENT ENTRY B/E RESIDENCE LOT 175 RES. POLE AND REEVES CITY ACRES ADDITION AVENUE (50' R/W) BASIS OF BEARINGS: 101 LOT PLAT VOLUME 12, PAGE 15 THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS). THE PORTION OF THE NORTHERLY RIGHT OF WAY LINE OF WEST 22ND STREET HAVING A BEARING OF N 89°45'38" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS SUBJECT PARCEL 140.00' OF BEARING" FOR THIS PLAT. LOT 178 PN 0202024117050 CITY OF LORAIN INSTR. 20090319541 LOT 174 PN 0202024117046 ANGELA BONILLA INSTR. 20070235419 LOT 180 PN 0202024117052 CITY OF LORAIN LOT 169 PN 0202024117041 TADEUSZ SOBON LOTS 175, 176, AND 177 LOT 179 PN 0202024117051 CITY OF LORAIN LOT 173 PN 0202024117045 ANGELA BONILLA NOTES: PN'S 0202024117047, 140.00'(P) THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. 0202024117048, 0202024117049 0.362 Ac. SFR3-040, LLC 0°14'22" W CONC. POLE, INSTR. # 2021-0855032 AREA = 15,750.00 S.F. ADJACENT PARCEL REFERENCE INFORMATION IS UNOBTAINABLE AT THE TIME OF THE SURVEY DUE TO THE LORAIN COUNTY = 0.3616 AC. STORY RECORDER'S OFFICE WEBSITE BEING DOWN, NOR CAN THE INFORMATION BE OBTAINED OVER THE TELEPHONE. BLANK SPACES ARE PROVIDED FOR THIS INFORMATION TO BE ADDED FRAME RES. #1708 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JANUARY OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE. 5/8" FIR 0.68' E 0.23' 5 59.00'(P) 25.00' 37.50'(P) 37.50'(P) 37.50'(P) 37.50'(P) 37.50' (P) 42.16' (P) ATE OF O —N 89°45'38" W 284.00' (D) -N 89°45'38" W 142.16' (C) SIRC N 89°45'38" W 112.50' (C) 3/4" FIP. N 89°43'58" W 283.85' (M) **PINCHED** ROBERT M. W 22ND STREET (50' R/W) **RUFFING** 8423 EXACTA LAND SUREVEYORS 1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113 PHONE: (216) 751-9000 WWW.EXACTALAND.COM DATE: 1-17-2023 JOB NO. 2301.0341 GRAPHIC SCALE (In Feet) ROBERT RUFFING, P.S. DATE 1-17-2023 REV. 1-19-2023 1 inch = 40' ft. REGISTERED SURVEYOR NO. 8423