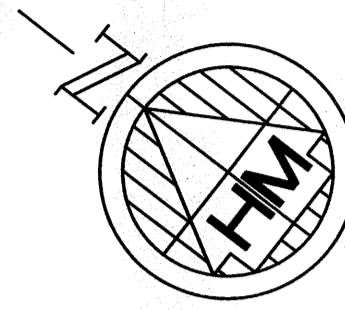
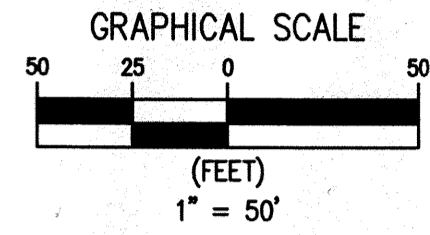


# Boundary Survey

made for  
**Linda Molohan**  
 Known as being part of Original Columbia Township Lot  
 Number 84, County of Lorain, State of Ohio  
 Order No. 22-203  
 F.B. See Folder/Data Collector  
 Linda Molohan - 12464 Root Rd - Columbia Station.dwg

The intent of this survey is to prepare a new metes and bounds  
 description of Parcel #12-00-084-102-022

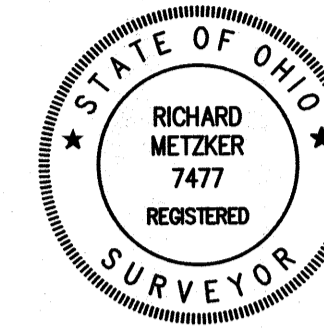
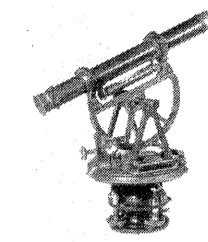
Basis of Bearings  
 Ohio North State Plane Grid  
 0001 VRS Network NAD 83 (2011)  
 January 2023



I hereby state that this plat is a true and accurate representation of the premises  
 shown hereon, and was based on an actual survey performed on the ground, and is in  
 accordance with the Minimum Standards for boundary surveys as adopted by the State  
 of Ohio Chapter 4733-37 of the Ohio Administrative Code. All to the best of my  
 knowledge, information and personal beliefs. Distances are given in feet and decimal  
 parts thereof. Courses are given to the Ohio North State Plane Grid, and are used to  
 indicate angles only.

## HOFMANN-METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS  
 24 BEECH ST. - P.O. BOX 343  
 BEREA, OHIO 44017  
 (440) 234-7350 FAX (440) 234-7351  
 EMAIL: rich@m-surveying.com



Registered Surveyor No. 7477  
 Richard Metzker  
 Date 2-21-23

### Survey References

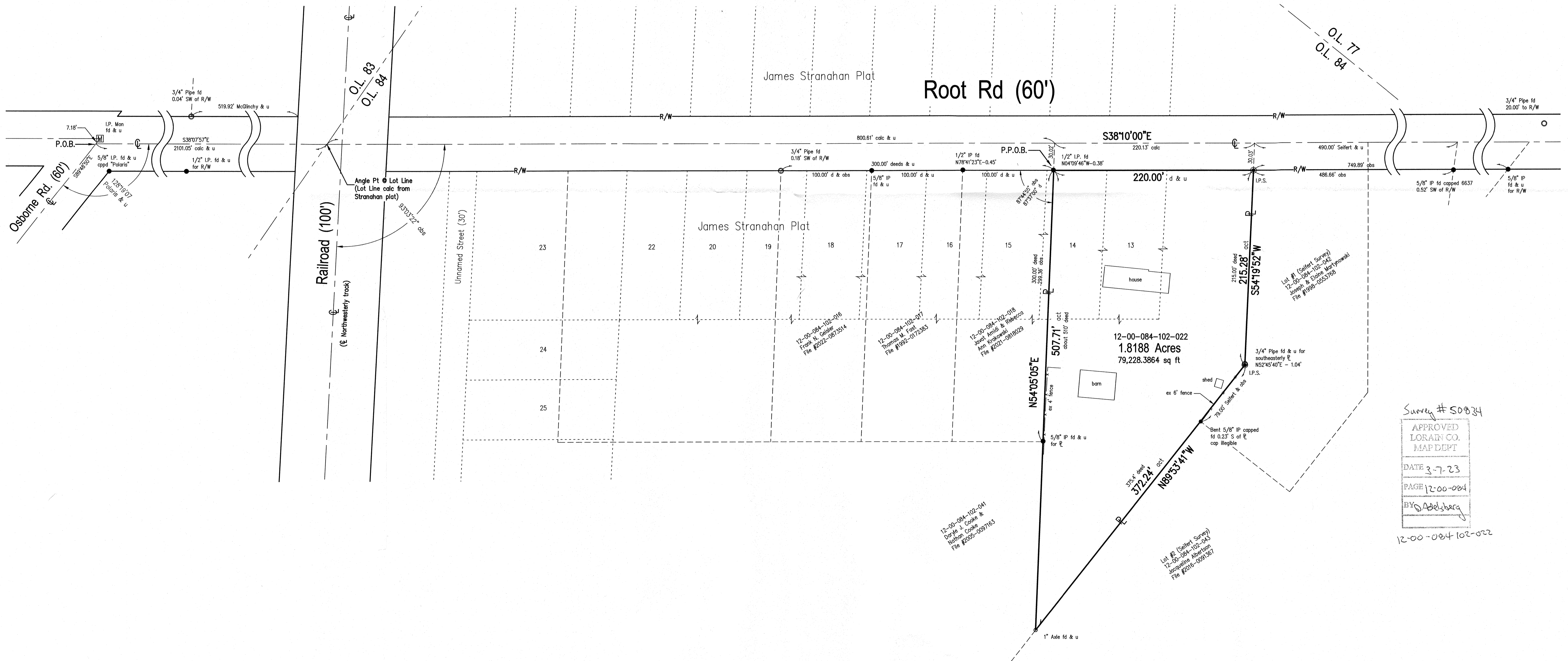
- |   |                        |
|---|------------------------|
| 1. James Stranahan Plat                                       | Vol. 1 Pg. 11 L.C.M.R. |
| 2. February 1998 Survey Map by Dennis Seifert                 | Survey Doc. 42707      |
| 3. December 15, 2005 Survey Map by Polaris - Michael Spellacy | Survey Doc. 36122      |
| 4. August 1978 Survey Map by McGlinchy and Assoc.             | Survey Doc. 37727-1    |
| 5. Title and Adjoiner Deeds                                   |                        |

### Property Information

Owner: Linda S. Molohan  
 Address: 12464 Root Rd  
 City/State: Columbia Station, OH 44028  
 Parcel No.: 12-00-084-102-022  
 Deed: File #2022-0859432

### Survey Legend

- d Denotes Deed Distance or Angle
- obs Denotes Observed Distance or Angle
- calc Denotes Calculated Distance or Angle
- u Denotes Used Point, Distance or Angle
- fd Denotes Point Found
- McGlinchy Denotes Distance or Angle per McGlinchy Survey
- Seifert Denotes Distance or Angle per Seifert Survey
- Polaris Denotes Distance or Angle per Polaris Survey
- R/W Denotes Right of Way
- CL Denotes Centerline
- PL Denotes Property Line
- IP Denotes Iron Pipe Found
- Denotes Iron Pin Found
- ⊙ IPS Denotes Iron Pin Set and Capped 6752/7477
- ⊞ Denotes Iron Pin Monument
- \*point fd Denotes distance and direction
- 0.05' N point found is from property corner
- 0.05' W



Survey # 50834  
 APPROVED  
 LORAIN CO.  
 MAP DEPT  
 DATE 3-7-23  
 PAGE 12-00-084  
 BY: A. Adelsberg  
 12-00-084-102-022