

2303.2146
BOUNDARY SURVEY
LORAIN COUNTY

LEGEND

- FIRC - FOUND IRON ROD, CAPPED
- FIR - FOUND IRON ROD
- FIP - FOUND IRON PIPE
- SIRC - 5/8" X 30" SET IRON ROD CAPPED "R RUFFING PS 8423 EXACTA LAND SURVEYORS"
- R/W MONUMENT
- P PLATTED
- M MEASURED
- D DEEDED
- C CALCULATED
- S SURVEY
- GAR. GARAGE
- CONC. CONCRETE
- D/W DRIVEWAY
- C/L CENTER LINE
- R/W RIGHT OF WAY
- O.L. ORIGINAL LOT
- O.R. OFFICIAL RECORD
- PG. PAGE
- INSTR. INSTRUMENT
- S.F. SQUARE FEET
- AC. ACRES
- P.N. PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- T.P.O.B. TRUE POINT OF BEGINNING
- B/E BASEMENT ENTRY
- RES. RESIDENCE

- WOOD
- GRAVEL
- CONCRETE
- PROPERTY LINE
- CENTER LINE
- TIE IN LINE
- BUILDING LINE
- ADJOINER LINE
- SECTIONAL LINE
- VINYL FENCE

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLOANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS), HOLDING FOUND AND USED MONUMENTATION ALONG THE EAST LINE OF THE SUBJECT PARCEL AS SHOWN HEREON, HAVING AN OBSERVED BEARING OF S 1°10'09" E.

DOCUMENTS USED:

- SURVEY NO. 10201, LORAIN COUNTY AUDITOR'S OFFICE.
- SURVEY NO. 40098, " " "
- SURVEY NO. 44722, " " "
- SURVEY NO. 49092, " " "
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND COMFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN APRIL 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.

50888

APPROVED
LORAIN CO
MAP DEPT

DATE 5/11/2023

PAGE 01-00-022

BY A. Corden

#23-05040-A

SUBJECT PARCEL

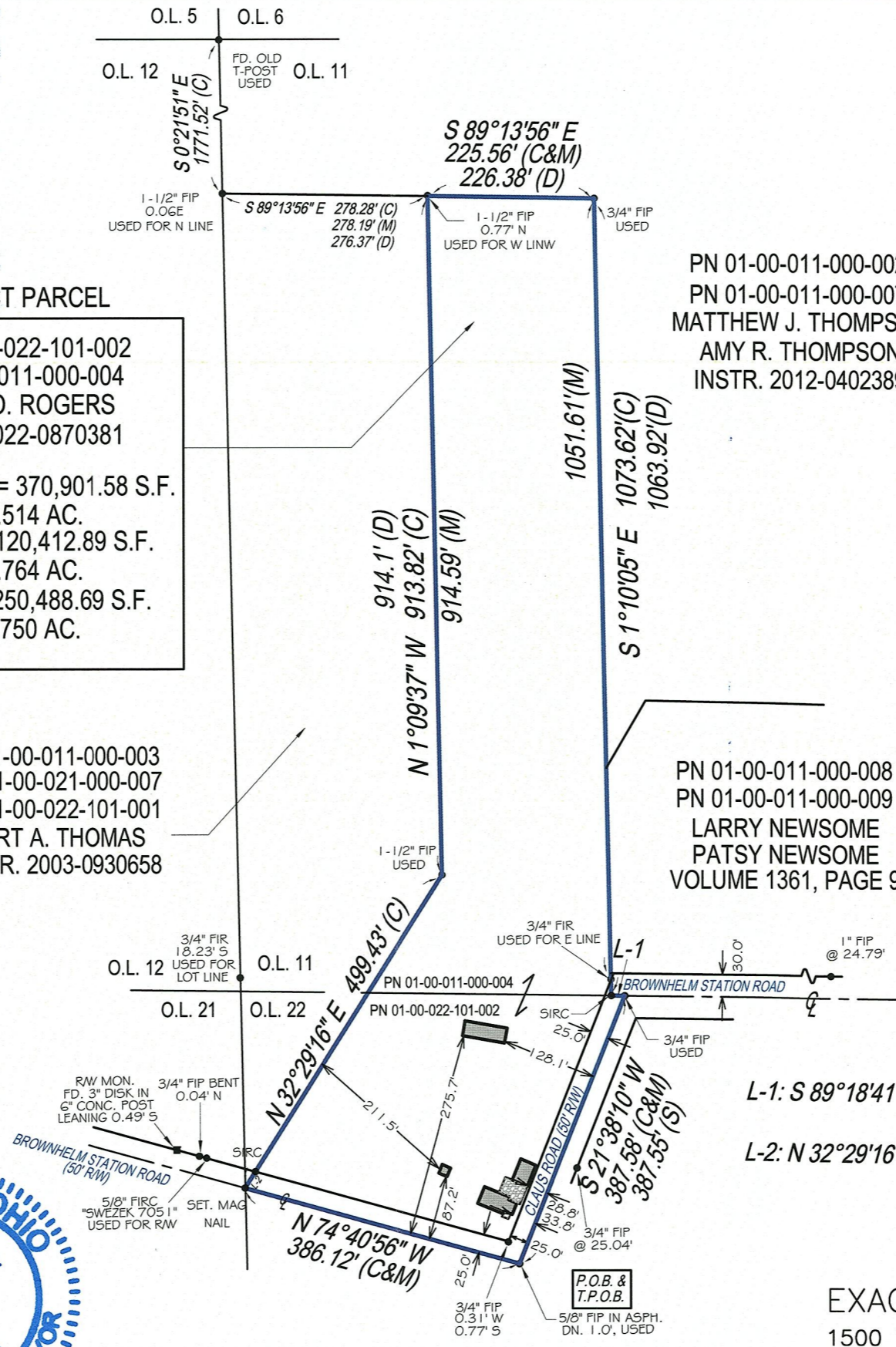
PN 01-00-022-101-002
PN 01-00-011-000-004
LLOYD O. ROGERS
INSTR. 2022-0870381

TOTAL AREA = 370,901.58 S.F.
= 8.514 AC.
IN O.L. 22 = 120,412.89 S.F.
= 2.764 AC.
IN O.L. 11 = 250,488.69 S.F.
= 5.750 AC.

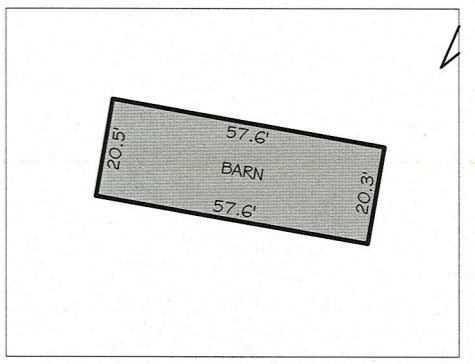
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PN 01-00-021-000-007
PN 01-00-022-101-001
BERT A. THOMAS
INSTR. 2003-0930658

PN 01-00-011-000-002
PN 01-00-011-000-007
MATTHEW J. THOMPSON
AMY R. THOMPSON
INSTR. 2012-0402389

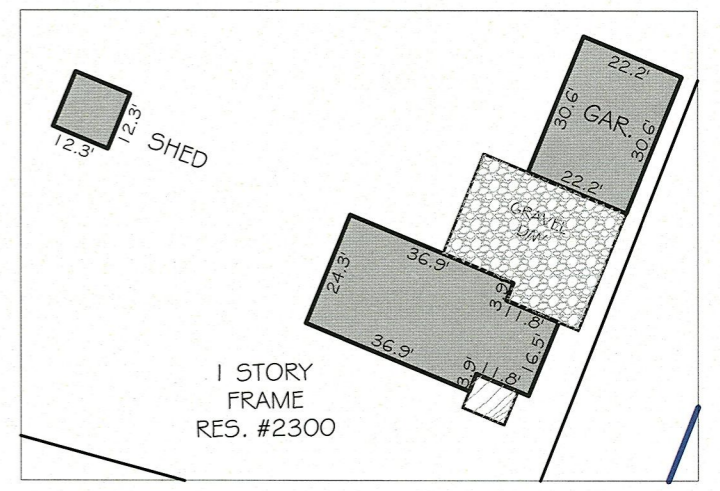
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PN 01-00-011-000-009
LARRY NEWSOME
PATSY NEWSOME
VOLUME 1361, PAGE 9



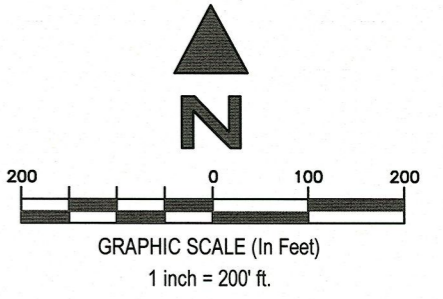
SURVEY OF
2300 BROWNHELM STATION ROAD
VERMILION, OHIO
KNOWN AS
PN 01-00-022-101-002 AND 01-00-011-000-004
IN THE TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN,
STATE OF OHIO, IN PART OF ORIGINAL BROWNHELM
TOWNSHIP LOT NOS. 11 AND 22.



SCALE: 1"=40'



SCALE: 1"=40'



Robert M. Ruffing 4-6-23

ROBERT RUFFING, P.S.
REGISTERED SURVEYOR NO. 8423

DATE 4-6-2023



EXACTA LAND SURVEYORS
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
WWW.EXACTALAND.COM
DATE 4-6-2023
JOB NO. 23032146