

2303.4589
 BOUNDARY SURVEY
 LORAIN COUNTY

LEGEND

- FIR - FOUND IRON ROD, CAPPED
 - FIR - FOUND IRON ROD
 - FIP - FOUND IRON PIPE
 - SIRC - 5/8" X 30" SET IRON ROD CAPPED "RUFFING PS 8423 EXACTA LAND SURVEYORS"
 - C/L 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

DOCUMENTS USED:

- LINN ALLOTMENT, PLAT BOOK 16, PAGE 3, LORAIN COUNTY RECORDER'S OFFICE.
- PLAT OF SURVEY PN 05-00-060-104-012, BY RAY E. HOLLIS, OCT. 19, 1966, SURVEY B5-00-60, LORAIN COUNTY TAX MAPS OFFICE.
- DEED CHECK, NO. 00061-D, MAY 25, 1999, LORAIN COUNTY TAX MAP OFFICE.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

SURVEY OF
 45320 NORTH RIDGE ROAD ROAD
 AMHERST, OHIO
 KNOWN AS
 PN 05-00-060-104-015 AND 05-00-060-101-047
 IN THE CITY OF AMHERST, COUNTY OF LORAIN,
 STATE OF OHIO, IN PART OF
 ORIGINAL AMHERST TOWNSHIP LOT NO. 60.

SUBJECT PARCEL

PN 05-00-060-104-015
 GLEN WILBURN
 ELIZABETH WILBURN
 NO DOC. AVAILABLE
 TOTAL AREA = 30,998.78 S.F.
 = 0.712 AC.
 IN R/W = 4497.53 S.F.
 = 0.103 AC.

PN 05-00-060-104-016
 BRIAN W. ROTH
 JUSTINE R. ROTH
 INSTR. 576478, FILM NO. 1400

SUBJECT PARCEL
 PN 05-00-060-101-047
 ELIZABETH WILBURN
 INSTR. 2022-0865055
 AREA = 23,032.83 S.F.
 = 0.529 AC.

L-1: S 38°34'30" E 40.36' (M) 40.05' (P)

PN 05-00-060-101-019
 THOMAS E. LYMAN
 JOHNNA R. LYMAN
 INSTR. 2019-0718376

PN 05-00-060-104-002
 LOT 22
 LINN ALLOTMENT
 PLAT BOOK 16, PAGE 3 PN 05-00-060-104-012
 R D COLLISION
 CONSTRUCTION CO. INC.
 O.R. 175, PGS. 163-165

PN 05-00-060-101-024
 STATE OF OHIO
 NO DOC. AVAILABLE

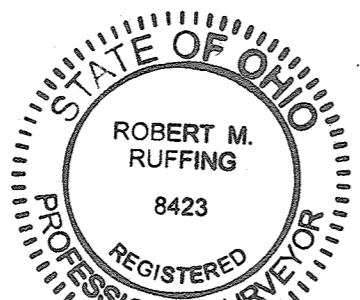
BASIS OF BEARINGS:
 THE BEARINGS FOR THIS SURVEY ARE BASED ON THE PLAT OF SURVEY PARCEL NO. 05-00-060-104-012, BY RAY E. HOLLIS, OCT. 19, 1966, BOOK 5, PAGE 60, LORAIN COUNTY AUDITOR'S OFFICE, HOLDING FOUND AND USED MONUMENTS ALONG THE NORTHEAST LINE OF THE SUBJECT PARCELS AS SHOWN HEREON, WHICH IS PLAT BEARING N 48°29'30" E.

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.

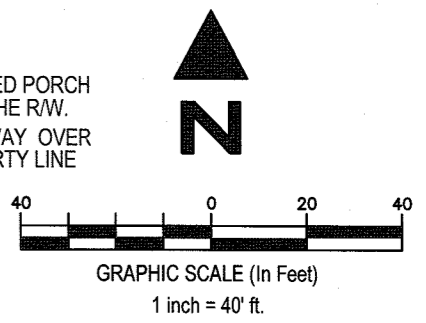
THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

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.

APPROVED	DATE	PAGE	BY
LORAIN CO	5/17/23	05-00-060	WRZ
MAP DEPT			



ROBERT RUFFING, P.S.
 REGISTERED SURVEYOR NO. 8423
 DATE 4-12-2023



EXACTA LAND SURVEYORS
 1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
 PHONE: (216) 751-9000
 DATE 4-12-2023
 WWW.EXACTALAND.COM
 JOB NO. 2303.4589

