PLAT OF BOUNDARY SURVEY

OF

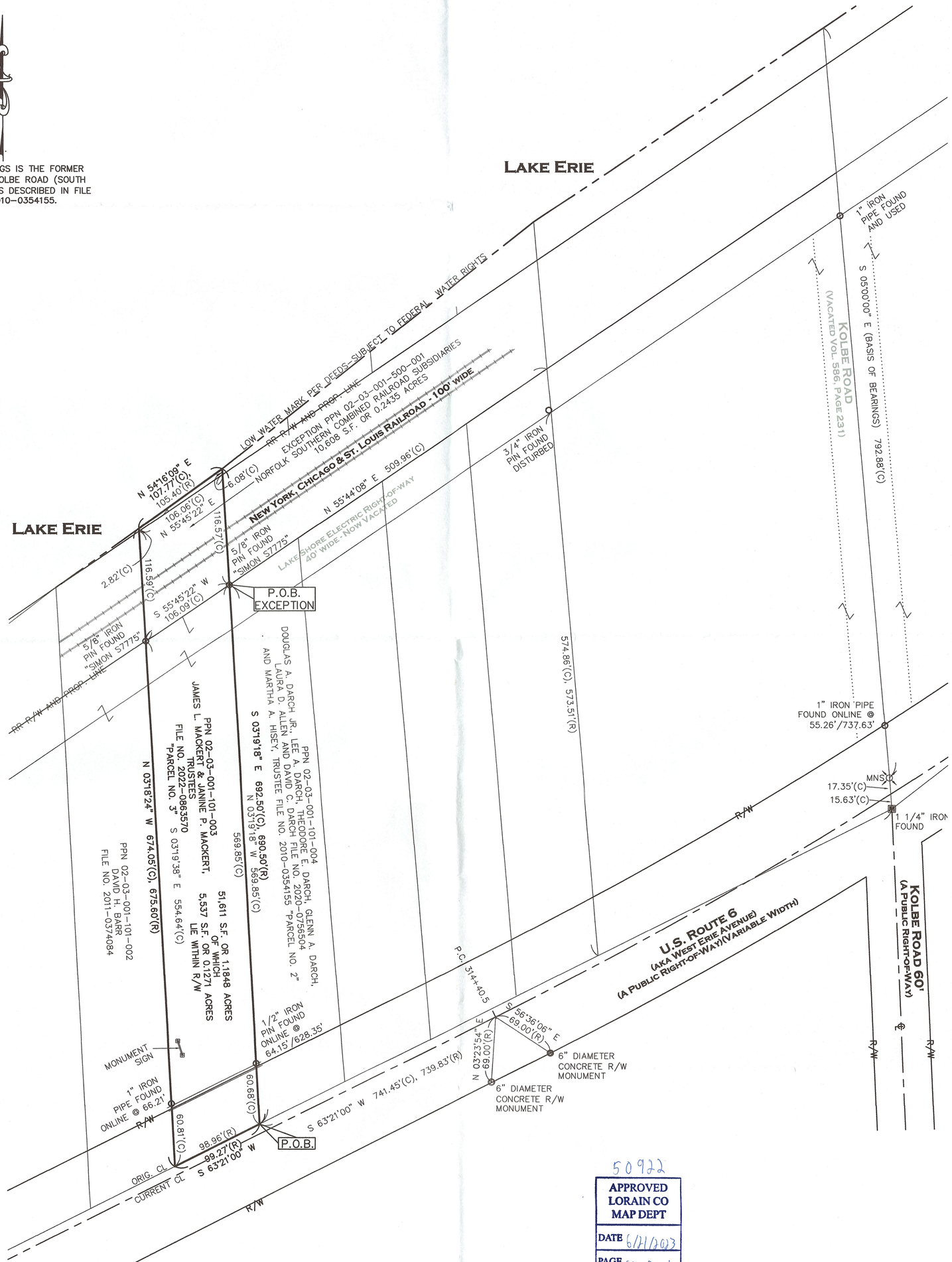
5520 WEST ERIE AVENUE
LORAIN, OHIO

KNOWN AS

PARCEL NUMBER 02-03-001-101-003

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 1, TRACT NUMBER 3 OF BLACK RIVER TOWNSHIP

BASIS OF BEARINGS IS THE FORMER CENTERLINE OF KOLBE ROAD (SOUTH 05°00'00" EAST) AS DESCRIBED IN FILE NUMBER 2010-0354155.



GRAPHIC SCALE

60 0 30 60

(IN FEET)

1 INCH = 60 FEET

50922

APPROVED LORAIN CO MAP DEPT
DATE 6/21/2023
PAGE 02-03-001
BY ACarden
#23-0510I-A

SURVEY NOTES:
ADVERTISING SIGN AND PULBIC WALK LIE ON SUBJECT PARCEL, NO EASEMENTS ARE IN SUBECT DEED, MAY BE DISCLOSED WITH TITLE SEARCH.

REFERENCES USED:
LORAIN COUNTY GIS AND HISTORIC TAX MAPS
REFERENCES AS SHOWN HEREON.
ODOT PLANS FOR U.S. ROUTE 6 DESIGNATED AS LOR-6-00-1.75 DATED 8-29-1955, SUPERCEDED BY LOR-6-5.97 DATED 1964 UNAVAILABLE PER ODOT DISTRICT 3 OFFICE.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	937.33'	4583.66'	11°43'00"	S 57°32'24" W	935.70'
C2	475.44'	4583.66'	5°56'35"	N 60°25'36" E	475.23'
C3	461.89'	4583.66'	5°46'25"	S 54°34'06" W	461.69'

- ● - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PS8219"
- [M] - MONUMENT BOX FOUND
- ○ - IRON PIN/PIPE FOUND
- ◉ - DRILL HOLE SET
- X - MAG NAIL SET
- (R) RECORD
- (C) CALCULATED
- (M) MEASURED

ADJ.	ADJACENT	R/W	RIGHT-OF-WAY
CL	CENTERLINE	S	SOUTH
CLF	CHAIN LINK FENCE	P.O.B.	POINT OF BEGINNING
DIST.	DISTURBED	P.O.C.	POINT OF COMMENCEMENT
E	EAST	P.C.	POINT OF CURVATURE
ENCRS.	ENCROACHES	P.T.	POINT OF TANGENCY
L.C.R.	LORAIN COUNTY RECORDS	S.F.	SQUARE FEET
		VOL.	VOLUME
N	NORTH	W	WEST
FILE NO.	FILE NUMBER	W.F.	WOOD FRAME
OHM	ORDINARY HIGH WATER MARK		

STATE OF OHIO — SCOTT J. CASEY 8219 REGISTERED PROFESSIONAL SURVEYOR

THIS MAP REPRESENTS A SURVEY DONE BY MYSELF ON APRIL 3RD OF 2018 AND AUGUST 26TH OF 2022 WHICH CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

9/20/2022

SCOTT J. CASEY P.S.8219

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JOB NO. 22135

SCALE: 1"=60'

DRAWN BY: SJC

FIELD WORK DATE: 8/26/2022