

2305.0059  
BOUNDARY SURVEY  
LORAIN COUNTY

SURVEY OF  
195 CANTERBURY ROAD  
ELYRIA, OHIO  
KNOWN AS

PN 06-25-176-103-021 AND 06-25-176-104-034  
IN THE CITY OF ELYRIA, COUNTY OF LORAIN,  
STATE OF OHIO, BEING PART OF  
SUBLOT 77 AND ALL OF SUBLOT 78 IN  
COUNTRY CLUB ESTATES NO. 1, PLAT VOL. 20, PAGES 37 & 38,  
AND BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT 176,  
EAST OF BLACK RIVER.

- 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"

- DOCUMENTS USED:
- COUNTRY CLUB ESTATES NO.1, PLAT VOLUME 20, PAGE 38, LORAIN COUNTY RECORDER'S OFFICE.
  - SURVEY FOR M.E. WHITMAN ESTATE, BY D.D. ANDRUS & ASSOC., APRIL 9, 1965, LORAIN COUNTY RECORDS.
  - DEEDS AS SHOWN HEREON.
  - LORAIN COUNTY TAX MAPS/GIS.

- MONUMENT BOX AS NOTED
- C--CALCULATED
- D--DEED
- M--MEASURED
- P--PLATTED
- S--SURVEY
- AC--ACRES
- B/E--BASEMENT ENTRY
- CONC.--CONCRETE
- C/L--CENTERLINE
- D/W--DRIVEWAY
- GAR.--GARAGE
- INSTR.--INSTRUMENT
- O.L.--ORIGINAL LOT
- O.R.--OFFICIAL RECORD
- P.N.--PARCEL NUMBER
- P.O.B.--POINT OF BEGINNING
- RES.--RESIDENCE
- R/W--RIGHT OF WAY
- PG.--PAGE
- S.F.--SQUARE FEET
- T.P.O.B.--TRUE POINT OF BEGINNING

COUNTRY CLUB ESTATES NO. 1  
PLAT VOLUME 20, PAGE 37 & 38

PTS. OF SUBLOTS 76 & 77  
PN 06-25-176-103-018  
GERARDA D'AGOSTINO  
INSTR. 2023-0913777

SUBJECT/PARCEL 1

SUBLOT 78, PT. OF SUBLOT 77  
PN 06-25-176-103-021  
P&F FINANCIAL SERVICES  
INSTR. 2022-0894548  
AREA = 13,500.01 S.F.  
= 0.3099 AC.

PARCEL 1  
P.O.B. &  
T.P.O.B.

SUBLOT 79  
PN 06-25-176-103-009  
JEFFREY G. PUBAL  
PATRICIA PUBAL  
INSTR. 2015-0565366

SUBJECT PARCEL 2

PN 06-25-176-104-034  
P&F FINANCIAL SERVICES  
INSTR. 2022-0894548  
AREA = 7,028.55 S.F.  
= 0.1614 AC.

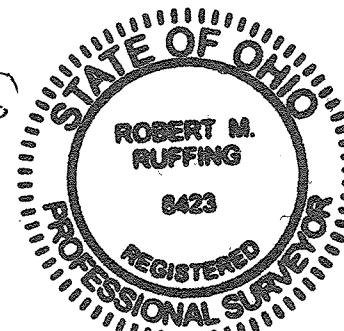
BASIS OF BEARINGS:  
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE  
PLAT COUNTRY CLUB ESTATES NO 1, PLAT BOOK 20,  
PAGE 37 & 38 AT THE LORAIN COUNTY RECORDER'S  
OFFICE, HOLDING FOUND AND USED MONUMENTS ALONG  
THE SOUTH RIGHT OF WAY LINE OF CANTERBURY ROAD,  
WHICH IS BEARING S 68°15'00" E.

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 MAY 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.

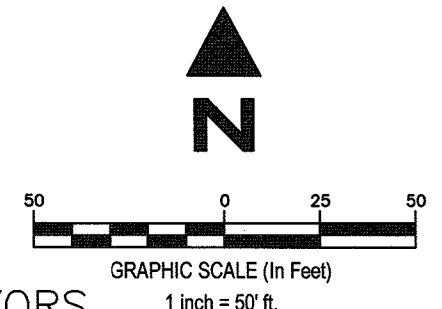
BY WRZ	PAGE 06-25-176	DATE 6/21/23	APPROVED LORAIN CO MAP DEPT
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*Robert M. Ruffing*  
ROBERT RUFFING, P.S.  
REGISTERED SURVEYOR NO. 8423  
DATE 5-17-2023  
REV 6-21-2023

PN 06-25-176-104-035  
PN 06-25-176-104-002  
MICHAEL B. GRIFFIN  
VICTORIA L. GRIFFIN  
INSTR. 2014-0494181

- POINTS OF INTEREST:
- ① 4' CLF OVER PROPERTY LINE.
  - ② CONCRETE AND PAVERS OVER PROPERTY LINE.



EXACTA LAND SURVEYORS  
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113  
PHONE: (216) 751-9000  
WWW.EXACTALAND.COM  
DATE 5-17-2023  
JOB NO. 2305.0059