

2309.1380
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-"EXACTA SURVEYORS 8423"
- SET MAG NAIL
- 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
- EP-EDGE OF PAVEMENT
- 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

DOCUMENTS USED:

- SURVEY #47,127, LORAIN COUNTY AUDITOR'S OFFICE.
- SURVEY #48,892,
- C.A. STURTEVANT'S FAIR HOME ALLOTMENT, PLAT BOOK 4, PAGE 13, LORAIN COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS), HOLDING FOUND AND USED MONUMENTATION ALONG THE CENTERLINE OF COLORADO AVENUE AS SHOWN HEREON, WHICH IS OBSERVED BEARING N 52°26'32" W.

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 OCTOBER 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.



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

DATE 10-13-2023

Robert M. Ruffing
10-23-23

SURVEY OF
PN 02-01-003-110-004
KNOWN AS
413 COLORADO AVENUE
LORAIN, OHIO

IN THE CITY OF LORAIN, COUNTY OF LORAIN AND
STATE OF OHIO, BEING PART OF ORIGINAL BLACK
RIVER TOWNSHIP LOT NO. 3, TRACT NO. 1.

PN 02-01-003-110-003
STEPHEN G. RISING, TR.
INSTR. 2021-0827981

SUBJECT PARCEL
PN 02-01-003-110-004
DONALD J. TEKIEN
INSTR. 2023-0924611
AREA = 17,846.10 S.F.
= 0.4097 S.F.

PT. LOT 466
PN 02-01-003-110-026
DAYLE A. GATTER, JR.
CHRISTINE B. GATTER
VOL. 981174, PG. 2046

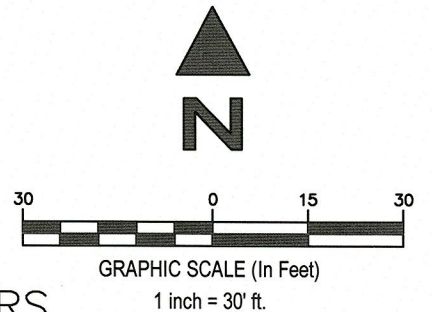
C.A. STURTEVANT'S
FAIR HOME ALLOTMENT
PLAT BOOK 4, PAGE 13

LOTS 570 & 571
PN 02-01-003-110-034
WILLIAM R. BOONE, SR.
LASHELIEA M. BOONE
VOL. 824835, PAGE 1827

PN 02-01-003-110-005
MANZELLO LLC
INSTR. 2015-0536496

51055
APPROVED
LORAIN CO
MAP DEPT
DATE 11/9/23
PAGE 02-01-003-B
BY ACarden
#23-05190-A

- POINTS OF INTEREST:
- ① BUILDING OVER THE PROPERTY LINE.
 - ② FENCE OVER THE PROPERTY LINE.
 - ③ FENCE OF UNKNOWN OWNERSHIP.



EXACTA LAND SURVEYORS

1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
WWW.EXACTALAND.COM
DATE 10-13-2023
JOB NO. 2309.1380