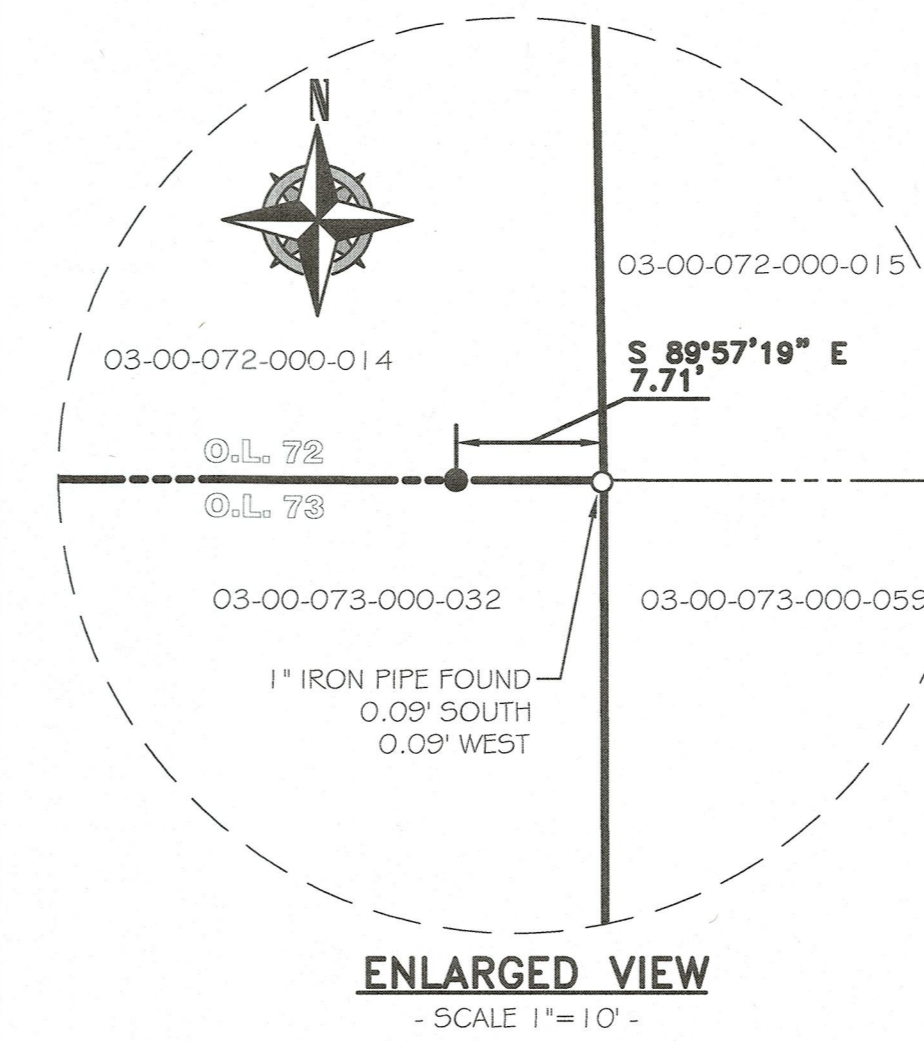


# BOUNDARY SURVEY

FOR

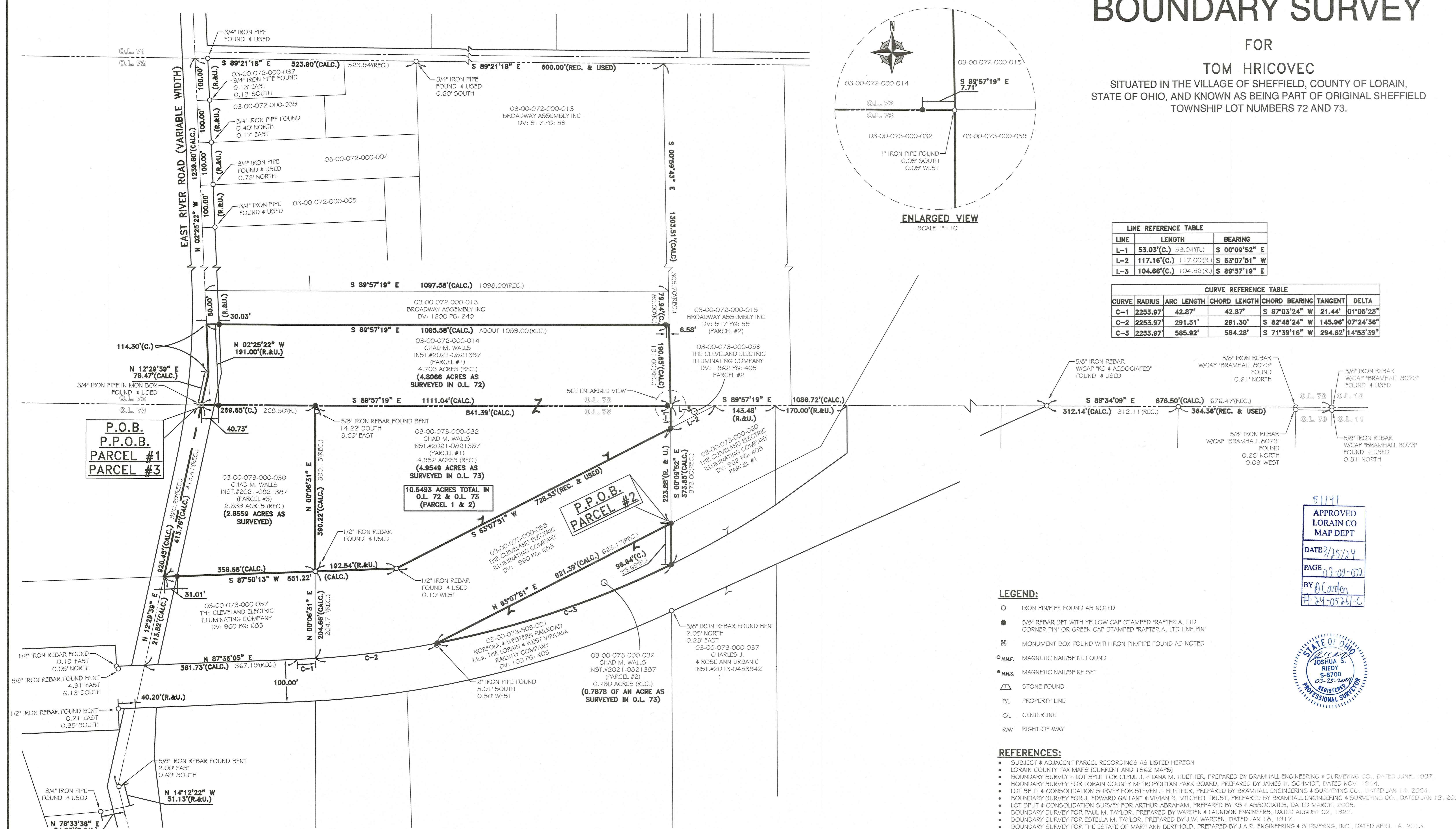
**TOM HRICOVEC**

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBERS 72 AND 73.



LINE	LENGTH	BEARING
L-1	53.03'(C.) 53.04'(R.)	S 00°09'52" E
L-2	117.16'(C.) 117.00'(R.)	S 63°07'51" W
L-3	104.66'(C.) 104.52'(R.)	S 89°57'19" E

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT	DELTA
C-1	2253.97'	42.87'	42.87'	S 87°03'24" W	21.44'	01°05'23"
C-2	2253.97'	291.51'	291.30'	S 82°48'24" W	145.96'	07°24'36"
C-3	2253.97'	585.92'	584.28'	S 71°39'16" W	294.62'	14°53'39"



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LORAIN CO  
MAP DEPT  
DATE 3/15/24  
PAGE 03-01-072  
BY A. Carden  
#24-05261-C



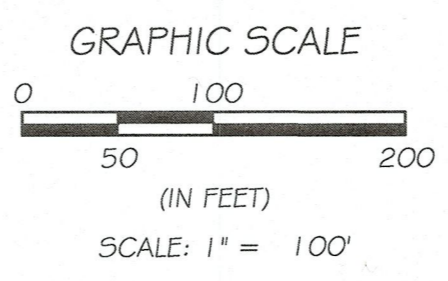
**LEGEND:**

- IRON PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH YELLOW CAP STAMPED "RAFTER A, LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A, LTD LINE PIN"
- ▣ MONUMENT BOX FOUND WITH IRON PIPE FOUND AS NOTED
- M.N.F. MAGNETIC NAIL/SPIKE FOUND
- M.N.S. MAGNETIC NAIL/SPIKE SET
- ▭ STONE FOUND
- P.L. PROPERTY LINE
- C.L. CENTERLINE
- R.W. RIGHT-OF-WAY

**REFERENCES:**

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- BOUNDARY SURVEY & LOT SPLIT FOR CLYDE J. & LANA M. HUETHER, PREPARED BY BRAMHALL ENGINEERING & SURVEYING CO., DATED JUNE, 1997.
- BOUNDARY SURVEY FOR LORAIN COUNTY METROPOLITAN PARK BOARD, PREPARED BY JAMES H. SCHMIDT, DATED NOV. 1984.
- LOT SPLIT & CONSOLIDATION SURVEY FOR STEVEN J. HUETHER, PREPARED BY BRAMHALL ENGINEERING & SURVEYING CO., DATED JAN. 14, 2004.
- BOUNDARY SURVEY FOR J. EDWARD GALLANT & VIVIAN R. MITCHELL TRUST, PREPARED BY BRAMHALL ENGINEERING & SURVEYING CO., DATED JAN. 12, 2005.
- LOT SPLIT & CONSOLIDATION SURVEY FOR ARTHUR ABRAHAM, PREPARED BY KS & ASSOCIATES, DATED MARCH, 2005.
- BOUNDARY SURVEY FOR PAUL M. TAYLOR, PREPARED BY WARDEN & LAUNDON ENGINEERS, DATED AUGUST 02, 1982.
- BOUNDARY SURVEY FOR ESTELLA M. TAYLOR, PREPARED BY J.W. WARDEN, DATED JAN. 18, 1917.
- BOUNDARY SURVEY FOR THE ESTATE OF MARY ANN BERTHOLD, PREPARED BY J.A.R. ENGINEERING & SURVEYING, INC., DATED APRIL 16, 2013.

REV.	BY	DATE	DESCRIPTION
1	JSR	03-01-2024	ISSUE TO CLIENT
2	JSR	03-25-2024	UPDATED PLAT TO INCLUDE PARCELS 1 & 2 TOGETHER.



**BASIS OF BEARINGS:**

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF EAST RIVER ROAD AND IS ASSUMED TO BE NORTH 12° 29' 39" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JAN & FEBRUARY OF 2024.

**BOUNDARY SURVEY**  
SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBERS 72 AND 73.

**RAFTER A, LTD**  
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440-707-4014 • www.raftera.com • info@raftera.com

TOM HRICOVEC  
4431 STONEY RIDGE ROAD  
AVON, OHIO 44011

DRAWN BY: JSR  
JOB NO: 3141-23

CHECKED BY: JAD  
SHEET 1 of 1