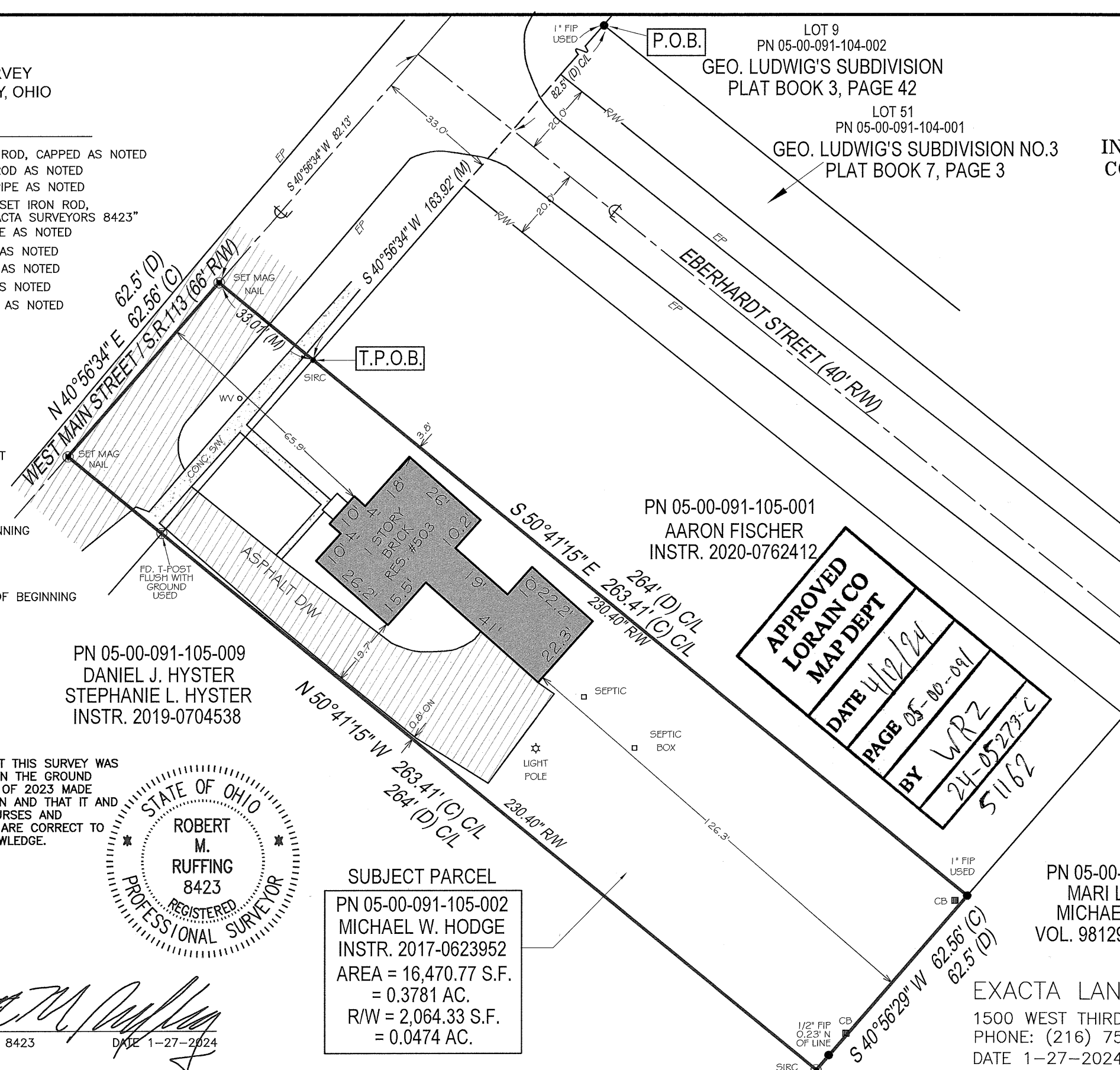


2312.3385
BOUNDARY SURVEY
LORAIN COUNTY, OHIO

LEGEND

- FIRC—FOUND IRON ROD, CAPPED AS NOTED
- FIR—FOUND IRON ROD AS NOTED
- FIP—FOUND IRON PIPE AS NOTED
- SIRC—5/8" X 30" SET IRON ROD, CAPPED—"EXACTA SURVEYORS 8423"
- Ⓧ—FD/SET DRILL HOLE AS NOTED
- Ⓜ—FD/SET MAG NAIL AS NOTED
- Ⓡ—FD/SET RR SPIKE AS NOTED
- Ⓣ—FD T-BAR/POST AS NOTED
- FOUND MONUMENT 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
- WV—WATER VALVE
- CB—CATCH BASIN



SURVEY OF
PN 05-00-091-105-002
KNOWN AS
503 W MAIN STREET
SOUTH AMHERST, OHIO
IN THE VILLAGE OF SOUTH AMHERST,
COUNTY OF LORAIN, STATE OF OHIO,
IN PART OF ORIGINAL AMHERST
TOWNSHIP LOT NO. 91.

- DOCUMENTS USED:
- SPLIT SURVEY, 5-00-091-13, 1-22-98, LORAIN COUNTY TAX MAP DEPARTMENT.
 - GEO. LUDWIG'S SUBDIVISION, PLAT BOOK 3, PAGE 42, LORAIN COUNTY RECORDER'S OFFICE.
 - GEO. LUDWIG'S SUBDIVISION NO. 3, PLAT BOOK 7, PAGE 3, 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 (2011), HOLDING FOUND AND USED MONUMENTATION ALONG THE SOUTH RIGHT OF WAY LINE OF WEST MAIN STREET AS SHOWN HEREON, WHICH IS BEARING S 40°56'34" 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.

PN 05-00-091-105-009
DANIEL J. HYSTER
STEPHANIE L. HYSTER
INSTR. 2019-0704538

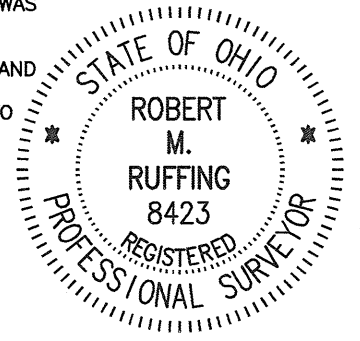
PN 05-00-091-105-001
AARON FISCHER
INSTR. 2020-0762412

PN 05-00-091-105-005
MARI L. PALMER
MICHAEL RADMAN
VOL. 981290, PAGE 2046

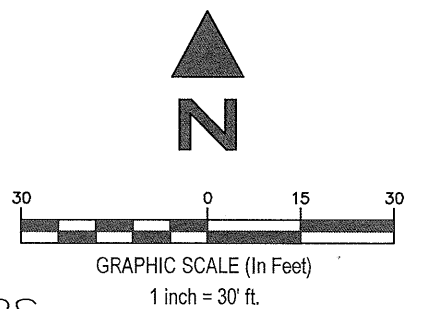
APPROVED
LORAIN CO
MAP DEPT
DATE 4/12/24
PAGE 05-00-091
BY WRZ
24-05273-C
51162

SUBJECT PARCEL
PN 05-00-091-105-002
MICHAEL W. HODGE
INSTR. 2017-0623952
AREA = 16,470.77 S.F.
= 0.3781 AC.
R/W = 2,064.33 S.F.
= 0.0474 AC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN DECEMBER 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 M. Ruffing
ROBERT RUFFING, P.S. 8423
STATE OF OHIO
DATE 1-27-2024



EXACTA LAND SURVEYORS
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
WWW.EXACTALAND.COM
DATE 1-27-2024
JOB NO. 2312.3385