

2401.0919
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

DOCUMENTS USED:

- HALL & COLE'S ADDITION, PLAT BOOK 1, PAGE 38, LORAIN COUNTY RECORDER'S OFFICE.
- SURVEY NO. 32155, LORAIN COUNTY AUDITOR'S OFFICE
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

APPROVED	DATE	PAGE	BY	S1185
LORAIN CO MAP DEPT	5/14/24	09-00-076	WR2	

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 FEBRUARY OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

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 MONUMENTS ALONG THE EAST RIGHT OF WAY OF NORTH PLEASANT STREET AS SHOWN HEREON, WHICH IS BEARING N 1°02'32" E.

SURVEY OF
PN 09-00-076-103-020
KNOWN AS
189 NORTH PLEASANT STREET
OBERLIN, OHIO
IN THE CITY OF OBERLIN, COUNTY OF LORAIN AND STATE OF OHIO, BEING PART OF SUBLOT 10 AND PART OF THE REMAINDER PARCEL IN HALL & COLE'S ADDITION IN PART OF ORIGINAL RUSSIA TOWNSHIP LOT NO. 76, PLAT BOOK 1, PAGE 38.

SUBJECT PARCEL
PT. SUBLOT 10
AND REMAINDER
PN 09-00-076-103-020
SHANNON M. MILLER
INSTR. 2014-0517135
AREA = 10,889.76 S.F.
= 0.2500 AC.
R/W = 1,361.22 S.F.
= 0.0312 AC.

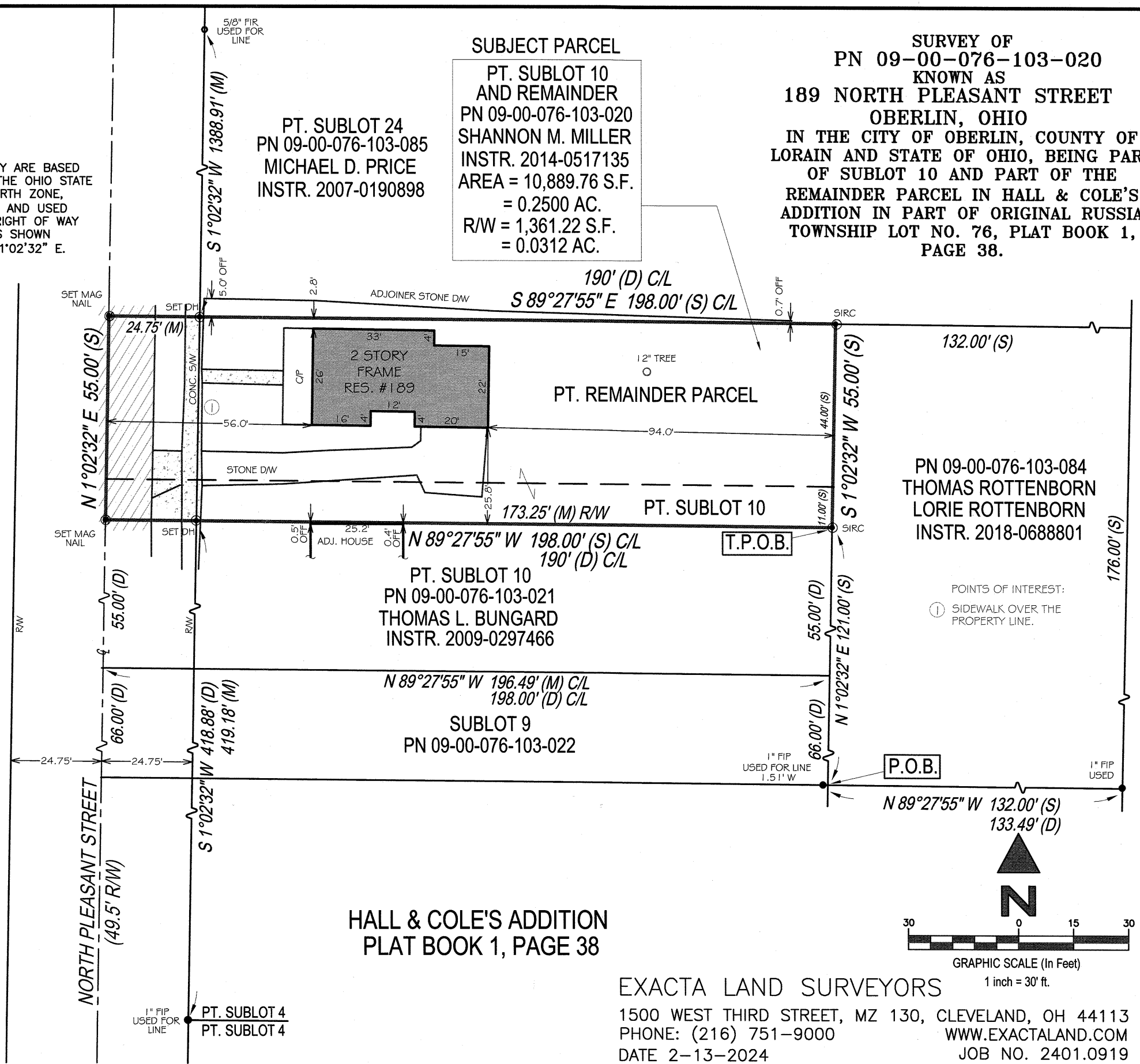
PT. SUBLOT 24
PN 09-00-076-103-085
MICHAEL D. PRICE
INSTR. 2007-0190898

PN 09-00-076-103-084
THOMAS ROTTENBORN
LORIE ROTTENBORN
INSTR. 2018-0688801

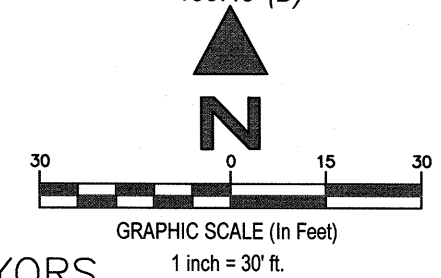
PT. SUBLOT 10
PN 09-00-076-103-021
THOMAS L. BUNGARD
INSTR. 2009-0297466

SUBLOT 9
PN 09-00-076-103-022

HALL & COLE'S ADDITION
PLAT BOOK 1, PAGE 38



POINTS OF INTEREST:
① SIDEWALK OVER THE PROPERTY LINE.



Robert M. Ruffing
ROBERT RUFFING, P.S. 8423
STATE OF OHIO
DATE 2-13-2024

EXACTA LAND SURVEYORS
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
WWW.EXACTALAND.COM
DATE 2-13-2024
JOB NO. 2401.0919