

2306.5650
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-"R RUFFING PS 8423 EXACTA LAND SURVEYORS"

■-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

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE HOLY TRINITY SUBDIVISION CONSOLIDATION PLAT, INSTR. 2014-0523740, LORAIN COUNTY RECORDER'S OFFICE, HOLDING FOUND AND USED MONUMENTATION ON THE CENTERLINE AND SOUTH RIGHT OF WAY LINE OF ELYRIA AVENUE, TO ESTABLISH A BEARING OF S 4°07'38" E ALONG THE EAST LINE OF THE SUBJECT PARCEL..

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 COMFORMS 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 AUGUST 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.

APPROVED
LORAIN CO MAP DEPT
DATE 7/11/24
PAGE 02-00-093
BY WBRZ
24-05323-D

DOCUMENTS USED:

- SOUTH BROADWAY ADDITION TO THE VILLAGE OF LORAIN, PLAT BOOK 4, PAGE 21, LORAIN COUNTY RECORDER'S OFFICE.
- THE HOLY TRINITY SUBDIVISION, INSTR. 2014-0523740, LORAIN COUNTY RECORDER'S OFFICE.
- SURVEY # 35,152, LORAIN COUNTY AUDITOR'S OFFICE.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

51227

SURVEY OF
PN 02-00-093-107-017
KNOWN AS
2550 ELYRIA AVENUE
LORAIN, OHIO

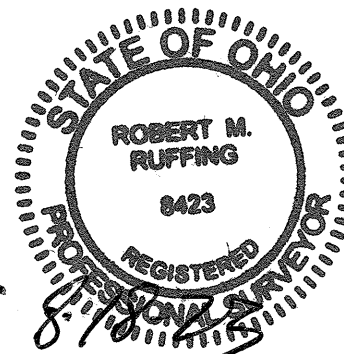
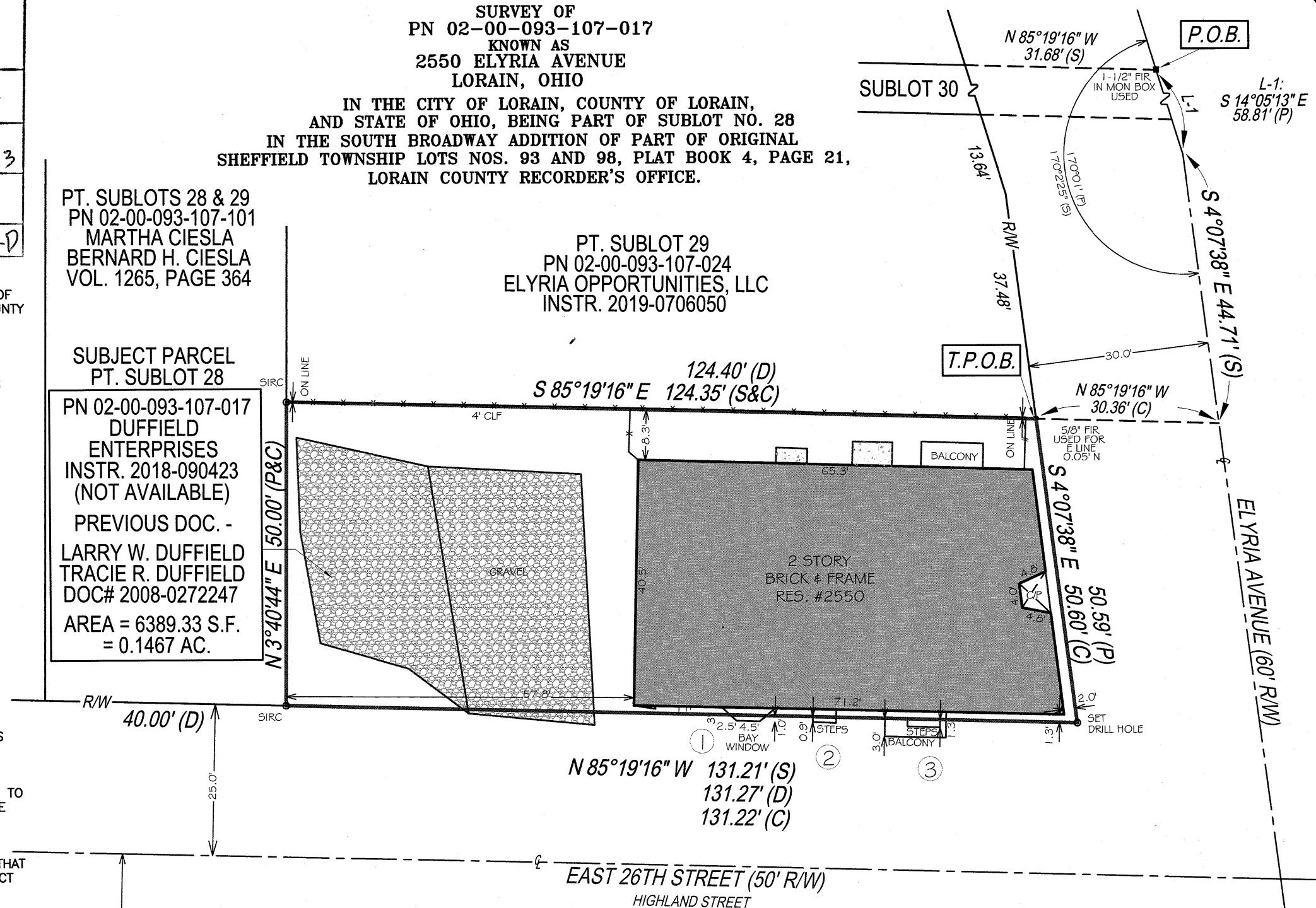
IN THE CITY OF LORAIN, COUNTY OF LORAIN,
AND STATE OF OHIO, BEING PART OF SUBLT NO. 28
IN THE SOUTH BROADWAY ADDITION OF PART OF ORIGINAL
SHEFFIELD TOWNSHIP LOTS NOS. 93 AND 98, PLAT BOOK 4, PAGE 21,
LORAIN COUNTY RECORDER'S OFFICE.

PT. SUBLOTS 28 & 29
PN 02-00-093-107-101
MARTHA CIESLA
BERNARD H. CIESLA
VOL. 1265, PAGE 364

PT. SUBLT 29
PN 02-00-093-107-024
ELYRIA OPPORTUNITIES, LLC
INSTR. 2019-0706050

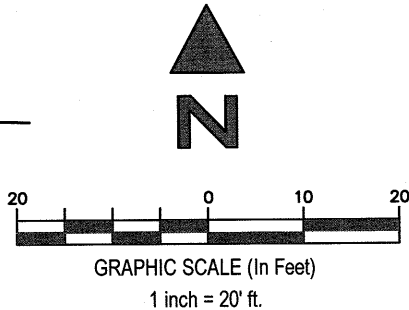
SUBJECT PARCEL
PT. SUBLT 28

PN 02-00-093-107-017
DUFFIELD
ENTERPRISES
INSTR. 2018-090423
(NOT AVAILABLE)
PREVIOUS DOC. -
LARRY W. DUFFIELD
TRACIE R. DUFFIELD
DOC# 2008-0272247
AREA = 6389.33 S.F.
= 0.1467 AC.



Robert M. Ruffing
ROBERT RUFFING, P.E.
REGISTERED SURVEYOR NO. 8423

DATE 8-14-2023



SOUTH BROADWAY ADDITION
TO THE VILLAGE OF LORAIN
PLAT BOOK 4, PAGE 21

EXACTA LAND SURVEYORS

1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
WWW.EXACTALAND.COM
DATE 8-14-2023
JOB NO. 2306.5650