

2406.5563
 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

CLF—CHAIN-LINK FENCE

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

P.O.L.—POINT ON LINE

RES.—RESIDENCE

R/W—RIGHT OF WAY

PG.—PAGE

S.F.—SQUARE FEET

S.B.L.—SET BACK LINE

T.P.O.B.—TRUE POINT OF BEGINNING

WF—WOOD FENCE

DOCUMENTS USED:

- ARBOR LAND COMPANY'S WOODHAVEN BEACH SUBDIVISION NO. 1, PLAT BOOK 11, PAGE 12, LORAIN COUNTY RECORDER'S OFFICE.
- VACATION ORDINANCE NO. 7-65, LORAIN COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

L-1: S 89°51'54" E 25.00' (D)

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON SURVEY 23-09, ON FILE AT THE MADISON COUNTY ENGINEER'S OFFICE, HOLDING FOUND AND USED MONUMENTS ALONG THE WEST RIGHT OF WAY OF SOUTH CHILLICOTHE STREET AS SHOWN HEREON, WHICH IS BEARING S 22°43'54" E.

NOTE:

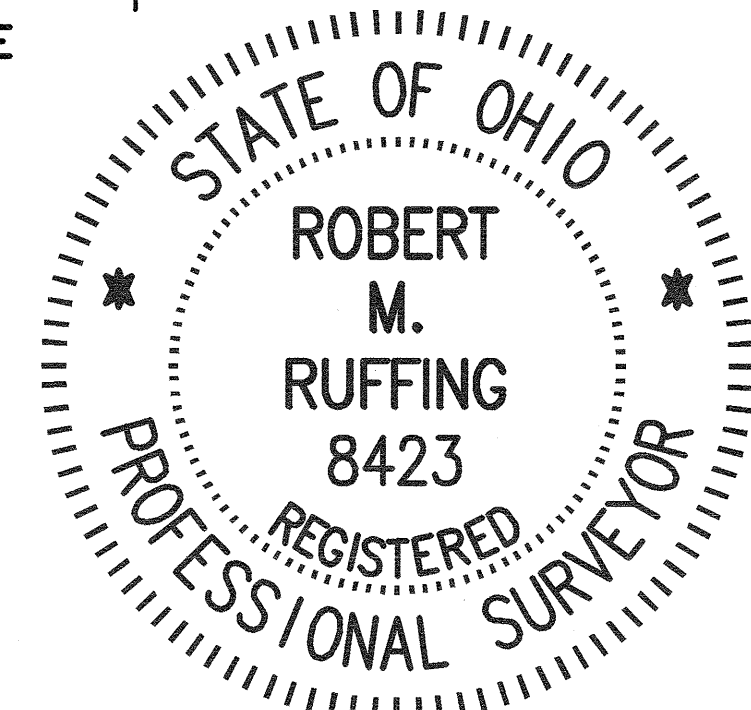
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

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 JULY 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.

ROBERT RUFFING, P.S. 8423
 STATE OF OHIO

DATE 7-22-2024

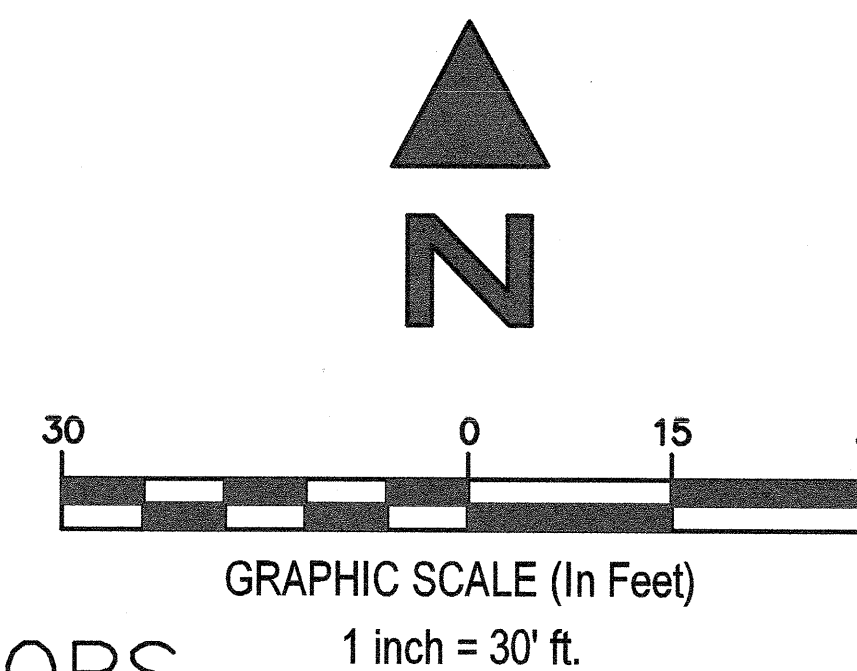


BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE SUBJECT DEED, HOLDING FOUND AND USED MONUMENTS ALONG THE NORTH RIGHT OF WAY OF ELECTRIC BOULEVARD AS SHOWN HEREON, WHICH IS BEARING S 84°49'30" W.

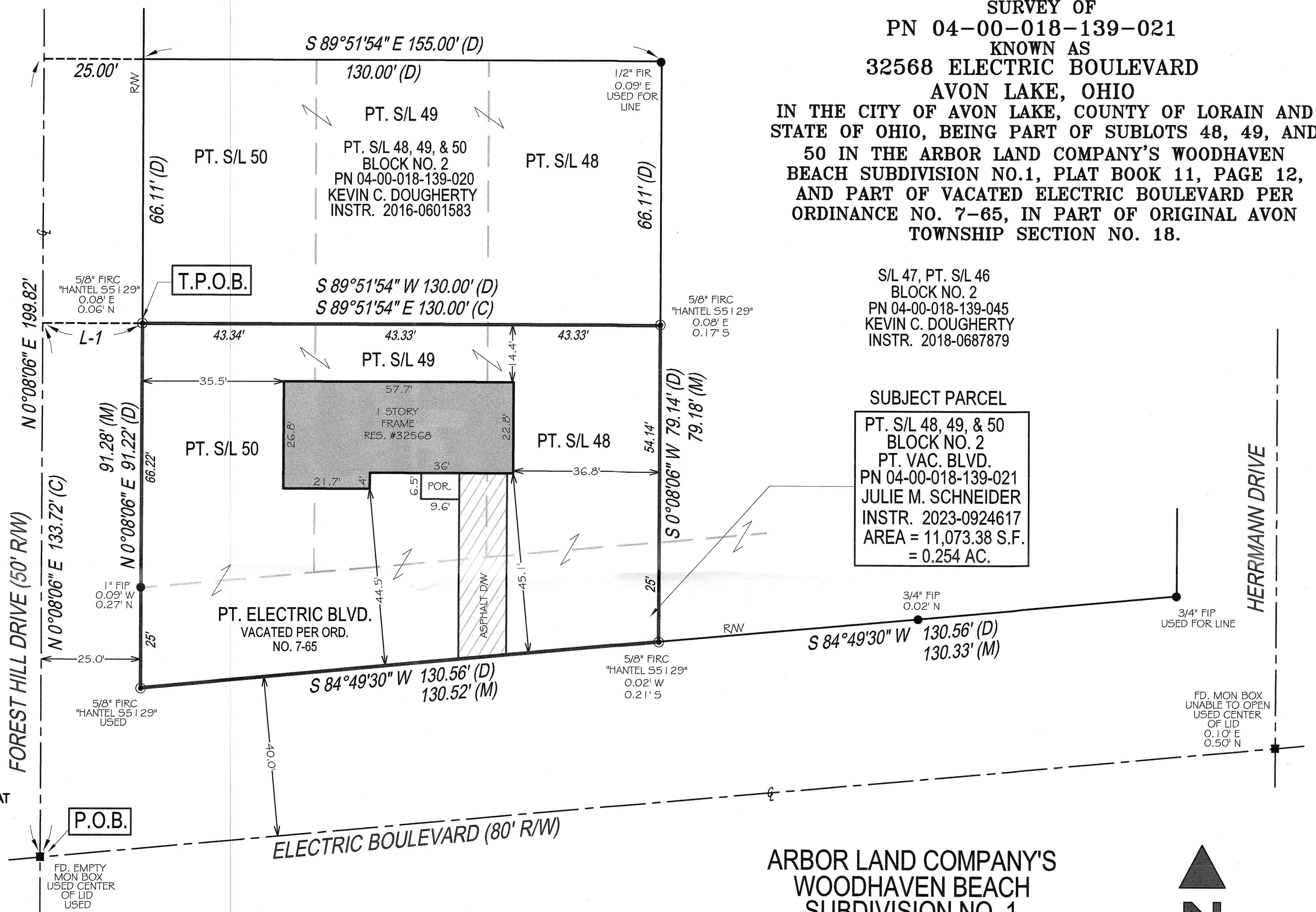
51287
 APPROVED
 LORAIN CO
 MAP DEPT
 DATE 9/30/2024
 PAGE 09-00-018
 BY B. Bannister
 24-05375-C

ARBOR LAND COMPANY'S
 WOODHAVEN BEACH
 SUBDIVISION NO. 1
 PLAT BOOK 11, PAGE 12



EXACTA LAND SURVEYORS

1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
 PHONE: (216) 751-9000
 DATE 7-22-2024
 WWW.EXACTALAND.COM
 JOB NO. 2406.5563



SURVEY OF
 PN 04-00-018-139-021
 KNOWN AS
 32568 ELECTRIC BOULEVARD
 AVON LAKE, OHIO
 IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND
 STATE OF OHIO, BEING PART OF SUBLOTS 48, 49, AND
 50 IN THE ARBOR LAND COMPANY'S WOODHAVEN
 BEACH SUBDIVISION NO.1, PLAT BOOK 11, PAGE 12,
 AND PART OF VACATED ELECTRIC BOULEVARD PER
 ORDINANCE NO. 7-65, IN PART OF ORIGINAL AVON
 TOWNSHIP SECTION NO. 18.

S/L 47, PT. S/L 46
 BLOCK NO. 2
 PN 04-00-018-139-045
 KEVIN C. DOUGHERTY
 INSTR. 2018-0687879

SUBJECT PARCEL
 PT. S/L 48, 49, & 50
 BLOCK NO. 2
 PT. VAC. BLVD.
 PN 04-00-018-139-021
 JULIE M. SCHNEIDER
 INSTR. 2023-0924617
 AREA = 11,073.38 S.F.
 = 0.254 AC.