

2408.5781  
 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 AXLE AS NOTED
- Ⓛ—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.B.L.—SET BACK LINE
- S.F.—SQUARE FEET
- S/L—SUBLOT
- T.P.O.B.—TRUE POINT OF BEGINNING
- VF—VINYL FENCE
- WF—WOOD FENCE

51308

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NO TRANS), HOLDING FOUND AND USED MONUMENTS ALONG THE SOUTH LINE OF PARCEL 'A', WHICH IS OBSERVED BEARING N 89°31'32" W.

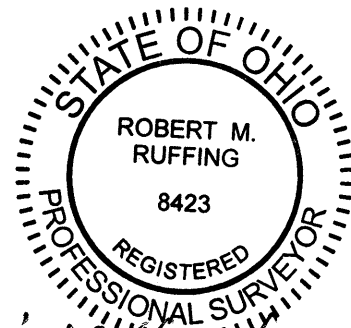
NOTE:

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.

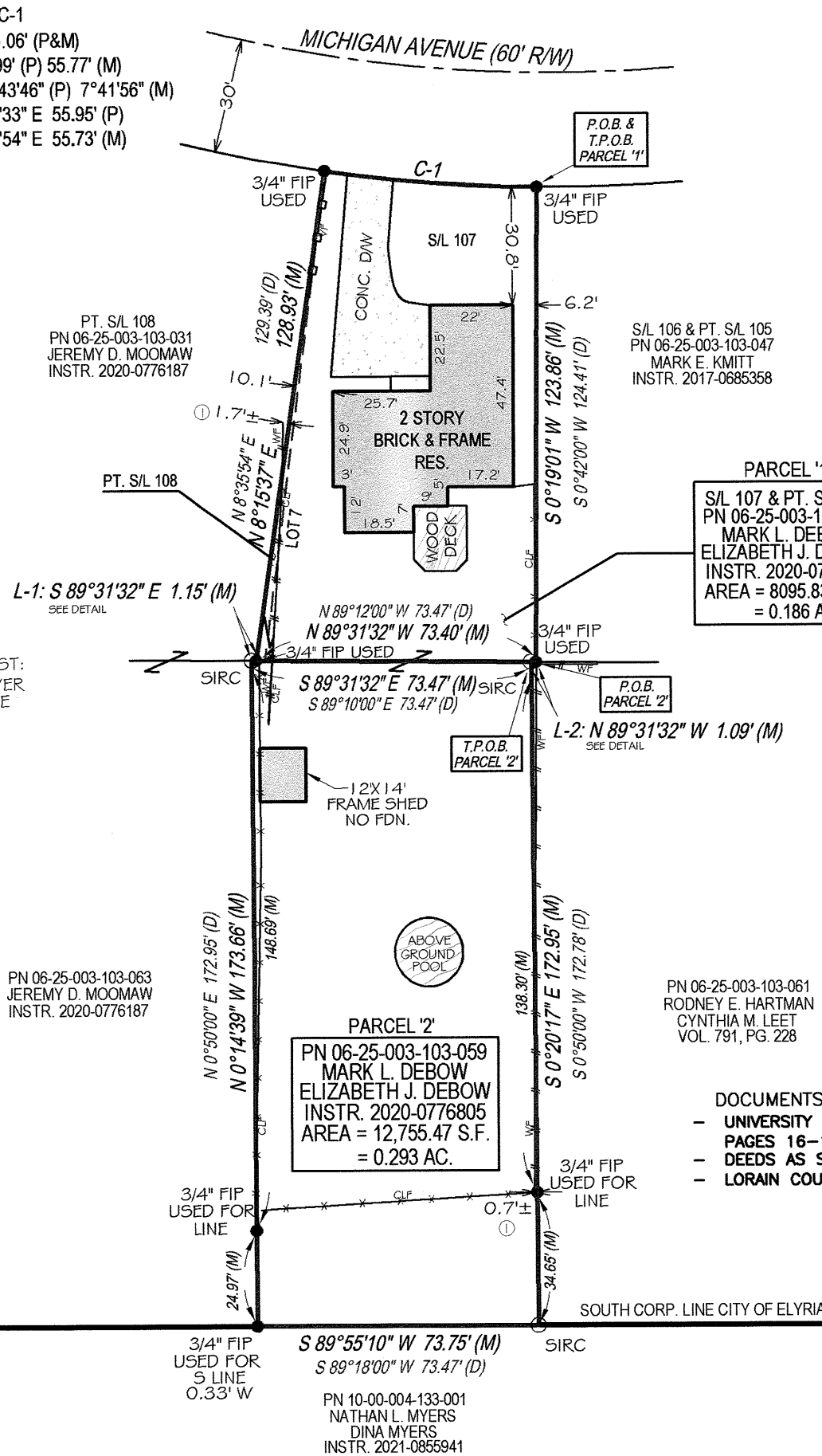
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN OCTOBER OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

BY R. M. Ruffing	PAGE 06-25-003	DATE 10/28/2024	APPROVED LORAIN CO MAP DEPT
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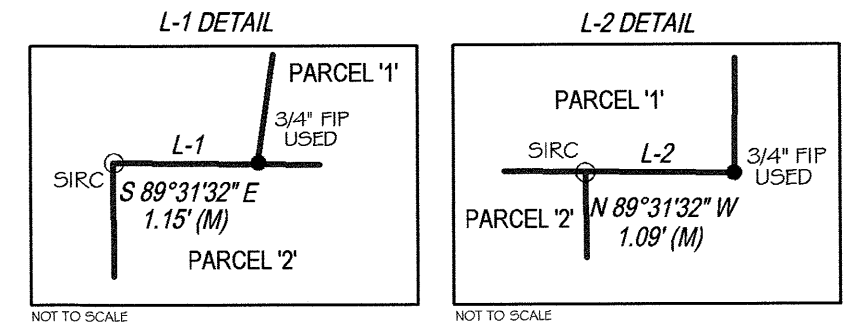
ROBERT RUFFING, P.S. 8423  
 STATE OF OHIO  
 DATE 10-16-2024

C-1  
 R= 415.06' (P&M)  
 L= 55.99' (P) 55.77' (M)  
 Δ= 7°43'46" (P) 7°41'56" (M)  
 S 85°16'33" E 55.95' (P)  
 S 85°31'54" E 55.73' (M)



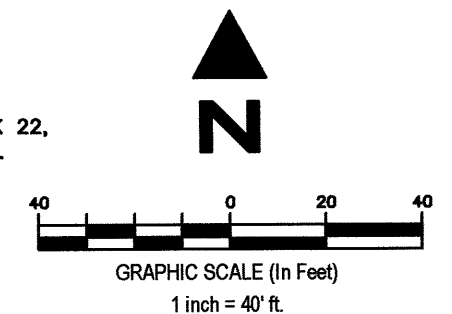
SURVEY OF  
 PN 06-25-003-103-032 - PARCEL '1'  
 AND  
 PN 06-25-003-103-059 - PARCEL '2'  
 KNOWN AS  
 267 MICHIGAN AVENUE  
 ELYRIA, OHIO  
 IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND  
 STATE OF OHIO, BEING SUBLT 107 IN PART OF  
 SUBLT 108 IN THE UNIVERSITY HEIGHTS  
 SUBDIVISION NO. 1, PLAT BOOK 22, PAGES 16-17,  
 IN PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO.  
 3, EAST OF THE BLACK RIVER.

THE UNIVERSITY HEIGHTS  
 SUBDIVISION NO. 1  
 PLAT BOOK 22, PAGES 16-17



DOCUMENTS USED:

- UNIVERSITY HEIGHTS SUBDIVISION NO. 1, PLAT BOOK 22, PAGES 16-17, LORAIN COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.



EXACTA LAND SURVEYORS

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 DATE 10-16-2024  
 WWW.EXACTALAND.COM  
 JOB NO. 2408.5781