

2407.0788
 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.F.-SQUARE FEET
- S.B.L.-SET BACK LINE
- T.P.O.B.-TRUE POINT OF BEGINNING
- WF - WOOD FENCE

**APPROVED
 LORAIN CO
 MAP DEPT**

DATE 10/29/24

PAGE 05-00-011

BY WRZ

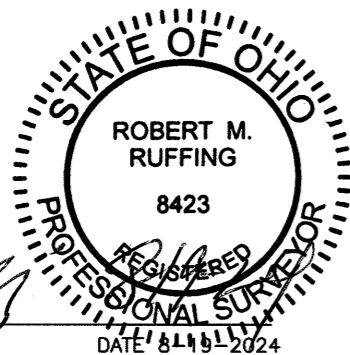
24-05394-C

51309

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 AUGUST 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

DOCUMENTS USED:

- SURVEY NO. 44,934, LORAIN COUNTY AUDITOR'S OFFICE.
- SURVEY NO. 48,808, LORAIN COUNTY AUDITOR'S OFFICE.
- SURVEY 23-05113-A, BY WARREN & LOUDIN, JULY 13, 2023, LORAIN COUNTY AUDITOR'S OFFICE.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

BASIS OF BEARINGS:

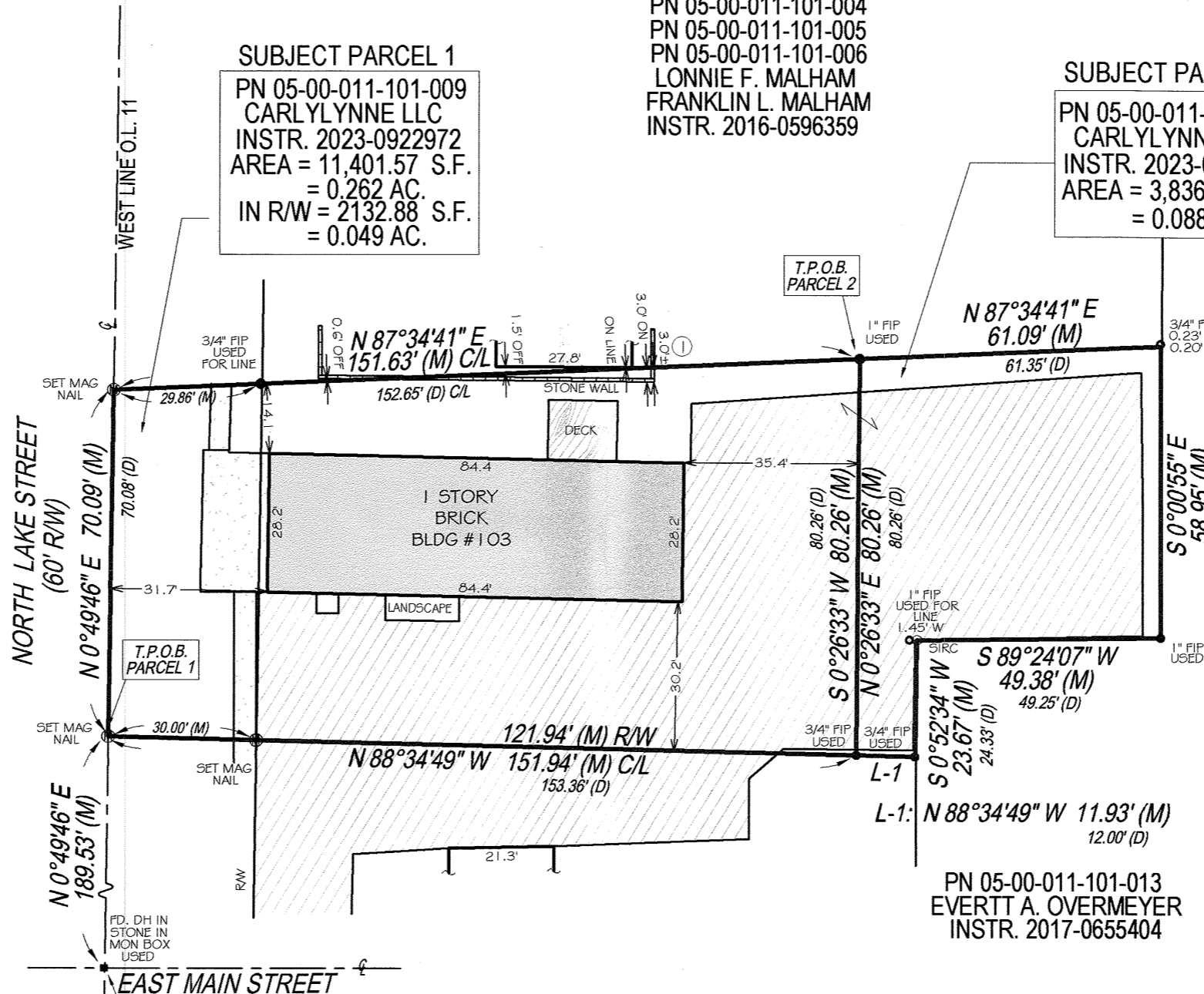
THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NO TRANS), HOLDING FOUND AND USED MONUMENTATION ALONG THE NORTH PROPERTY LINE OF THE SUBJECT PARCEL AS SHOWN HEREON, WHICH IS BEARING N 87°34'41" E.

SURVEY OF
 PN 05-00-011-101-009 (Parcel 1)
 and PN 05-00-011-101-010 (Parcel 2)
 KNOWN AS
 103 N LAKE STREET
 SOUTH AMHERST
 IN THE VILLAGE OF SOUTH AMHERST,
 COUNTY OF LORAIN AND STATE OF OHIO,
 BEING PART OF ORIGINAL AMHERST TOWNSHIP
 LOT 11.

PN 05-00-011-101-003
 PN 05-00-011-101-004
 PN 05-00-011-101-005
 PN 05-00-011-101-006
 LONNIE F. MALHAM
 FRANKLIN L. MALHAM
 INSTR. 2016-0596359

SUBJECT PARCEL 2
 PN 05-00-011-101-010
 CARLYLYNNE LLC
 INSTR. 2023-0922972
 AREA = 3,836.83 S.F.
 = 0.088 AC.

SUBJECT PARCEL 1
 PN 05-00-011-101-009
 CARLYLYNNE LLC
 INSTR. 2023-0922972
 AREA = 11,401.57 S.F.
 = 0.262 AC.
 IN R/W = 2132.88 S.F.
 = 0.049 AC.

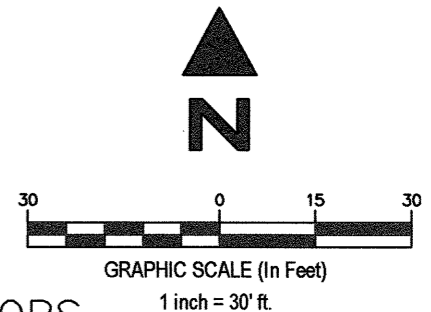


POINTS OF INTEREST:
 ① STONE WALL OVER THE PROPERTY LINE.

PN 05-00-011-101-014
 MICHAEL W. CARROLL
 ALEXANDRIA CARROLL
 INSTR. 2024-0013714

PN 05-00-011-101-013
 EVERTT A. OVERMEYER
 INSTR. 2017-0655404

PN 05-00-011-101-043
 TIMYCHA SOUTH AMHERST HOLDINGS, LLC
 INSTR. 2020-0746838



EXACTA LAND SURVEYORS

1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
 PHONE: (216) 751-9000
 DATE 8-19-2024
 WWW.EXACTALAND.COM
 JOB NO. 2407.0788