

2409.4974
 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.H.—DRILL HOLE
- 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
- S/L—SUBLOT
- T.P.O.B.—TRUE POINT OF BEGINNING
- VF—VINYL FENCE
- WF—WOOD FENCE

- DOCUMENTS USED:
- HEMAN ELY'S PLAT OF THE TOWN OF ELYRIA, PLAT VOLUME 3, PAGE 14, LORAIN COUNTY RECORDER'S OFFICE.
 - SURVEY 2011-1258, BOUNDARY SURVEY MAP
 - CITY TITLE CO. ORDER NO. E-1286-7
 - DEEDS AS SHOWN HEREON.
 - LORAIN COUNTY TAX MAPS/GIS.

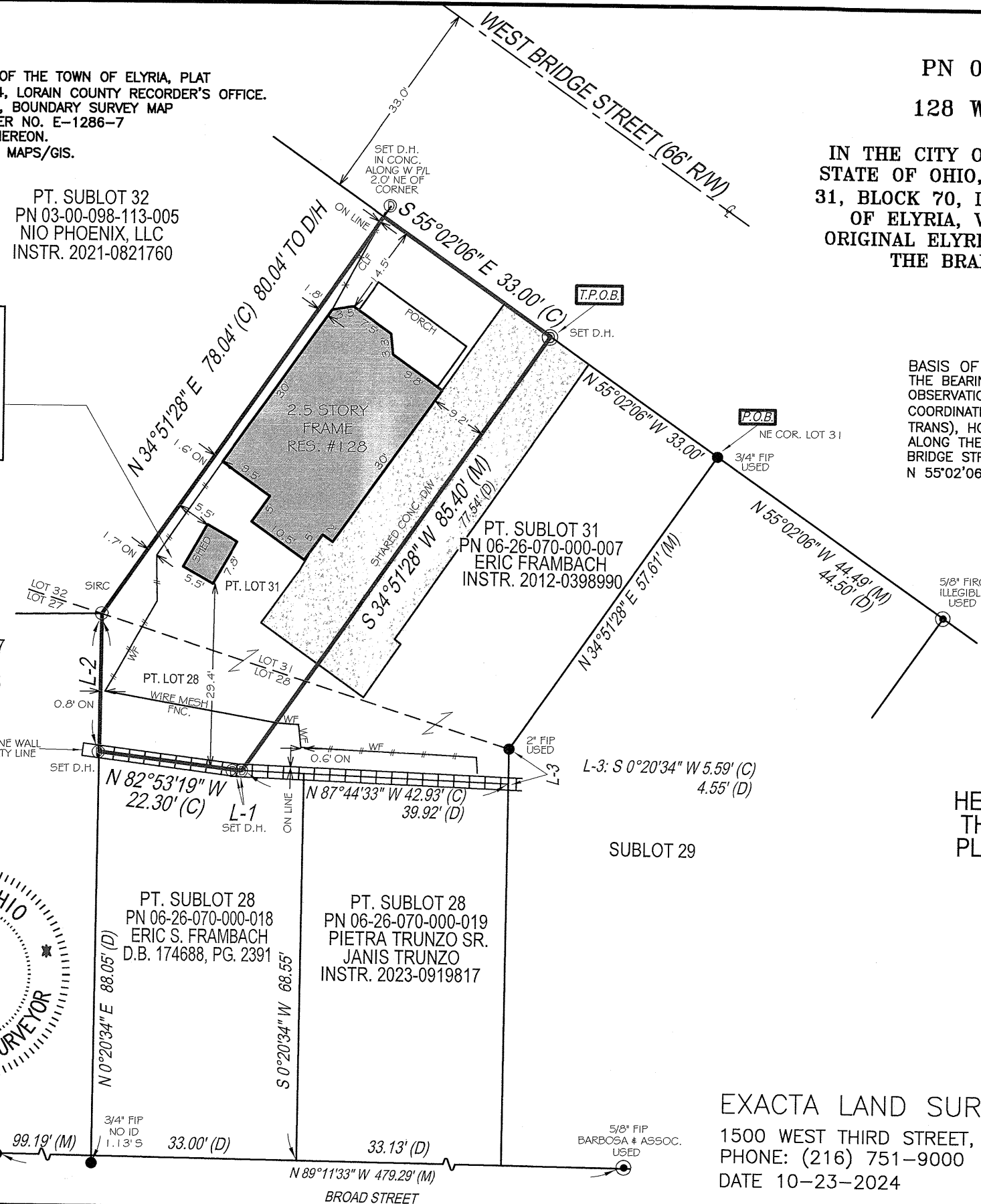
SURVEY OF
 PN 06-26-070-000-006
 KNOWN AS
 128 WEST BRIDGE STREET

ELYRIA, OHIO
 IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO, BEING PARTS OF SUBLOTS 28 AND 31, BLOCK 70, IN HEMAN ELY'S PLAT OF THE TOWN OF ELYRIA, VOLUME 3, PAGE 14, IN PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 70, BETWEEN THE BRANCHES OF THE BLACK RIVER.

SUBJECT PARCEL
 PT. SUBLOTS 31 & 28
 PN 06-26-070-000-006
 MICHAEL R. BROWN
 INSTR. 2017-0650167
 AREA = 2952.26 S.F.
 = 0.068 AC.

L-1: N 87°44'33" W 0.84' (C)
 L-2: N 0°20'34" E 22.16' (C)

PT. SUBLOT 27
 PN 06-26-070-000-017
 ERIC S. FRAMBACH
 INSTR. 2018-0692525

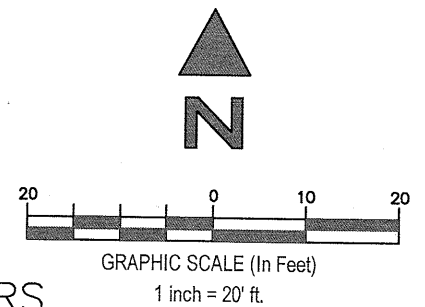


BASIS OF BEARINGS:
 THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NO TRANS), HOLDING FOUND AND USED MONUMENTATION ALONG THE SOUTH RIGHT OF WAY LINE OF WEST BRIDGE STREET AS SHOWN HEREON, WHICH IS BEARING N 55°02'06" W.

51312

APPROVED LORAIN CO MAP DEPT	DATE 11/11/2024	PAGE 06-26-070	BY B. Baumhauer	24-05397-C
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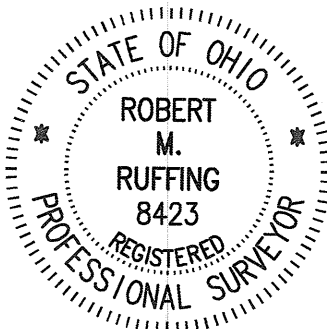
HEMAN ELY'S PLAT OF
 THE TOWN OF ELYRIA
 PLAT BOOK 3, PAGE 14



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 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.



Robert M. Ruffing
 ROBERT RUFFING, P.S. 8423
 STATE OF OHIO
 DATE 10-23-2024
 REV. 10-28-2024
 REV. 10-30-2024

EXACTA LAND SURVEYORS
 1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
 PHONE: (216) 751-9000
 DATE 10-23-2024
 WWW.EXACTALAND.COM
 JOB NO. 2409.4974