

2411.4217
 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:

- GRAPEVINE ALLOTMENT IN LOT 4, CARLISLE TOWNSHIP, PLAT VOLUME 6, PAGE 49 OF THE PUBLIC RECORDS OF LORAIN COUNTY, OHIO.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

SURVEY OF
 PN 10-00-004-124-023
 10-00-004-124-033
 KNOWN AS
 254 OAKWOOD STREET
 ELYRIA, OHIO
 IN THE TOWNSHIP OF CARLISLE, COUNTY OF LORAIN AND STATE OF OHIO, BEING SUBLOT 44 IN THE GRAPEVINE ALLOTMENT, PLAT VOLUME 6, PAGE 49, AND PART OF ORIGINAL CARLISLE TOWNSHIP SECTION 4.

51356
APPROVED
LORAIN CO
MAP DEPT
 DATE 12/27/24
 PAGE 10-00-003
 BY A. Curden
 #24-05431-C

SUBJECT PARCELS
 PN 10-00-004-124-023
 PN 10-00-004-124-033
 LUIS RAMOS
 INSTR. 2022-0895091

POINTS OF INTEREST:
 ① CHAIN-LINK FENCE OVER THE PROPERTY LINE.

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE GRAPEVINE ALLOTMENT PLAT, HOLDING FOUND AND USED MONUMENTATION ALONG THE SOUTHEAST LINE OF OAKWOOD STREET AS SHOWN HEREON, WHICH IS BEARING N 41°20'00" E.

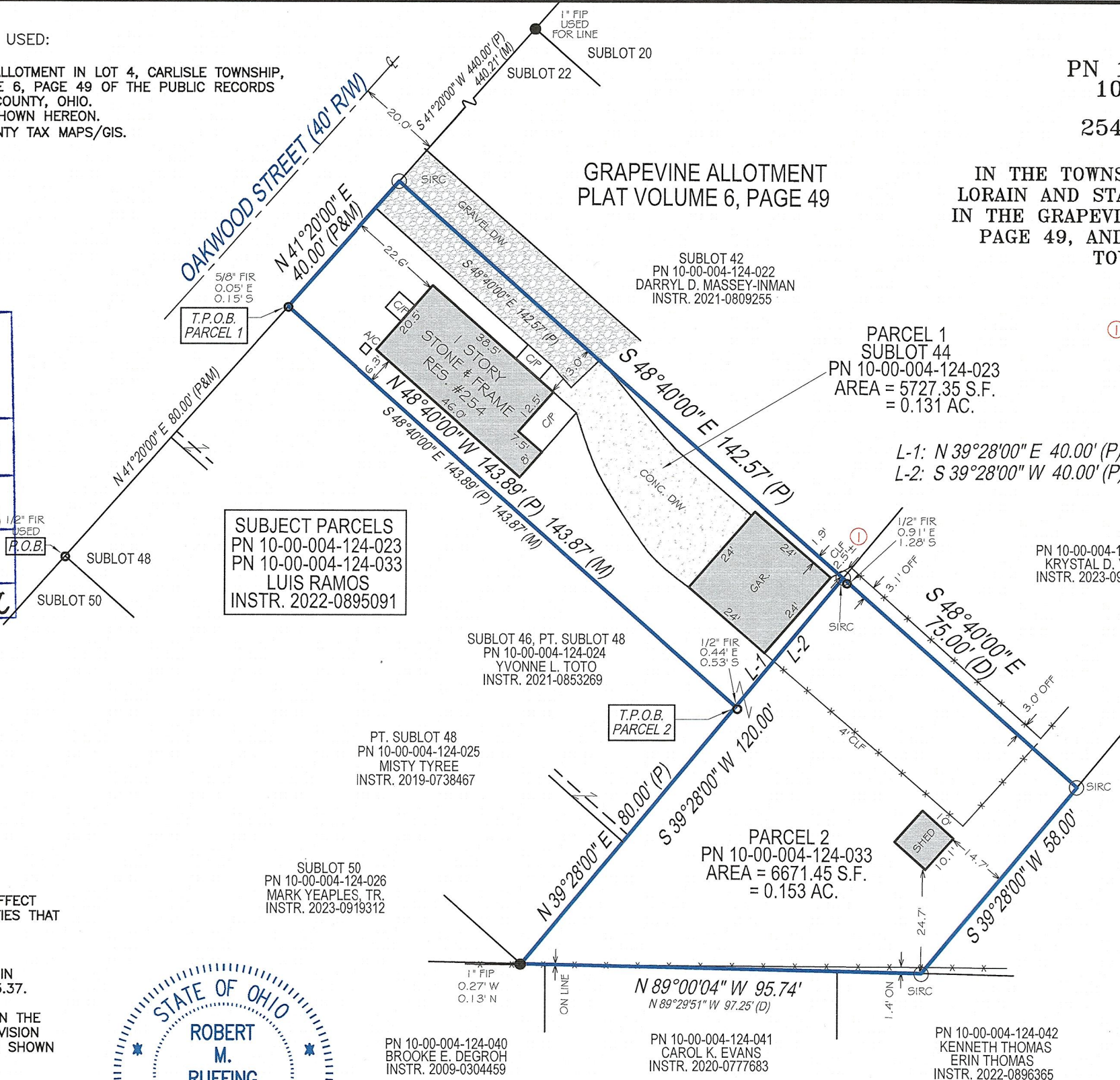
NOTE:

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 DECEMBER 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 12-27-2024



PARCEL 1
 SUBLOT 44
 PN 10-00-004-124-023
 AREA = 5727.35 S.F.
 = 0.131 AC.

L-1: N 39°28'00" E 40.00' (P)
 L-2: S 39°28'00" W 40.00' (P)

PARCEL 2
 PN 10-00-004-124-033
 AREA = 6671.45 S.F.
 = 0.153 AC.

PN 10-00-004-124-032
 KRISTAL D. VALE
 INSTR. 2023-0916320

PN 10-00-004-124-044
 CHRISTINE A. NYOMO
 RICHARD J. NYOMO
 INSTR. 2019-0703917

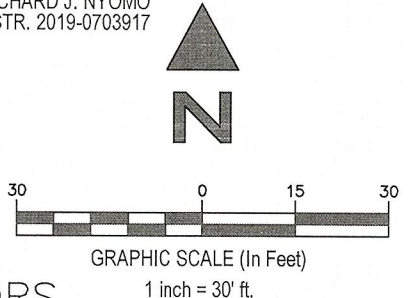
PT. SUBLOT 48
 PN 10-00-004-124-025
 MISTY TYREE
 INSTR. 2019-0738467

SUBLOT 50
 PN 10-00-004-124-026
 MARK YEAPLES, TR.
 INSTR. 2023-0919312

PN 10-00-004-124-040
 BROOKE E. DEGROH
 INSTR. 2009-0304459

PN 10-00-004-124-041
 CAROL K. EVANS
 INSTR. 2020-0777683

PN 10-00-004-124-042
 KENNETH THOMAS
 ERIN THOMAS
 INSTR. 2022-0896365



EXACTA LAND SURVEYORS
 1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
 PHONE: (216) 751-9000
 DATE 12-27-2024
 WWW.EXACTALAND.COM
 JOB NO. 2411.4217