

BOUNDARY SURVEY

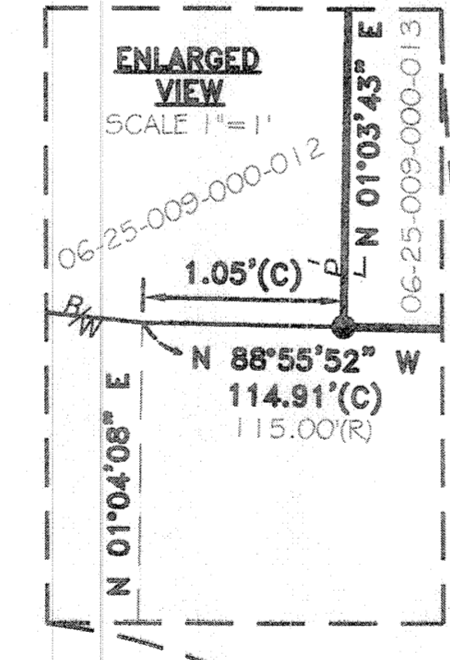
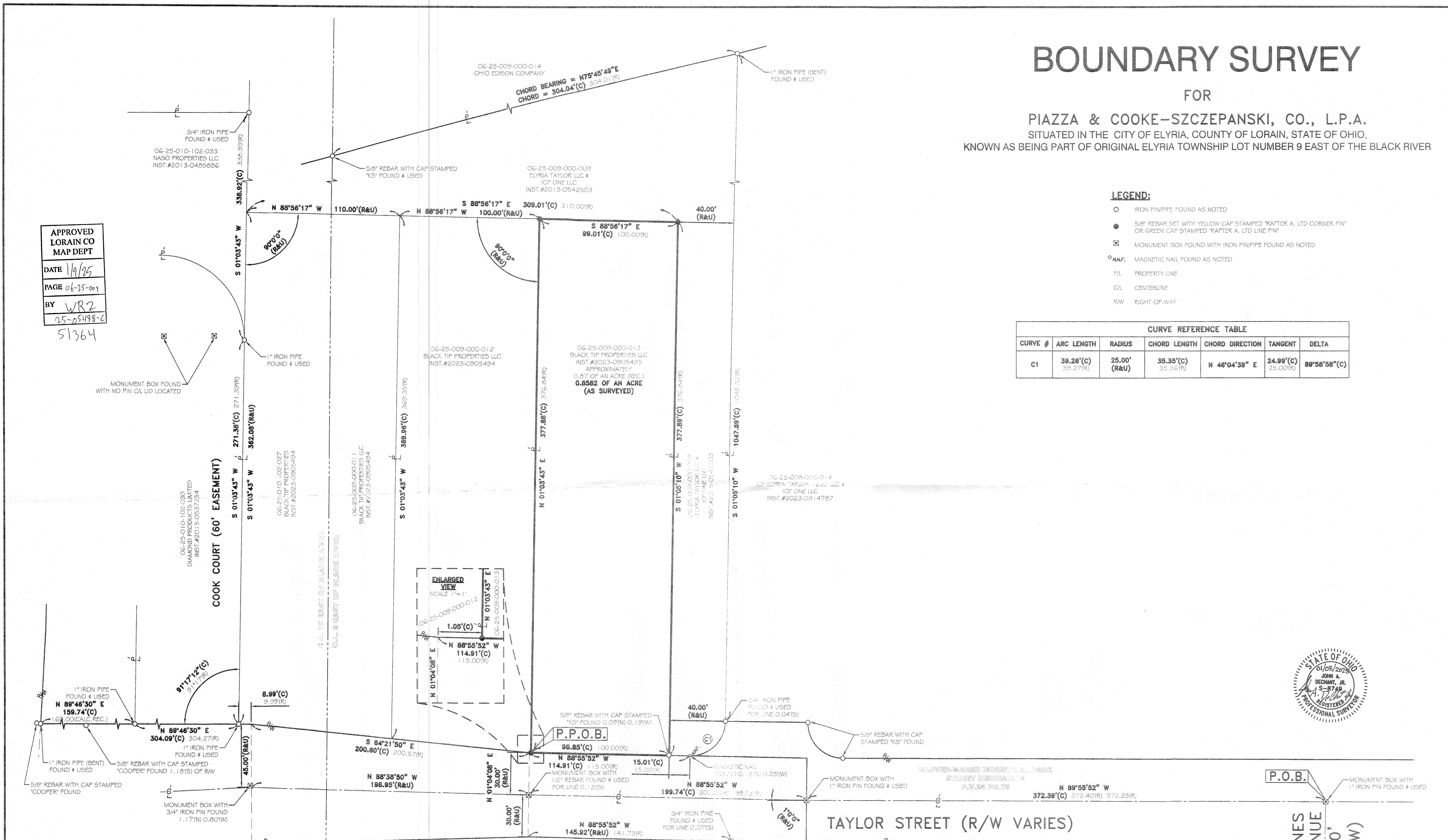
FOR
PIAZZA & COOKE-SZCZEPANSKI, CO., L.P.A.
 SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO,
 KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 9 EAST OF THE BLACK RIVER

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH YELLOW CAP STAMPED "RAFTER A. LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A. LTD LINE PIN"
- ☒ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- M.N.F. MAGNETIC NAIL FOUND AS NOTED
- P.L. PROPERTY LINE
- C.L. CENTERLINE
- R/W RIGHT-OF-WAY

CURVE REFERENCE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	39.26'(C) 39.27'(R)	25.00' (R&U)	35.35'(C) 35.36'(R)	N 46°04'39" E	24.99'(C) 25.00'(R)	89°58'58"(C)

APPROVED
 LORAIN CO
 MAP DEPT
 DATE 1/19/25
 PAGE 06-25-001
 BY WRZ
 25-05498-C
 51364



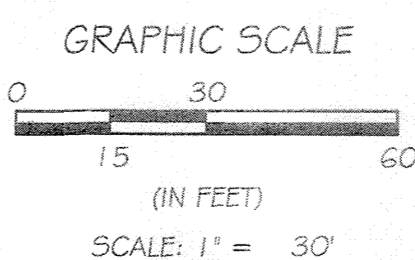
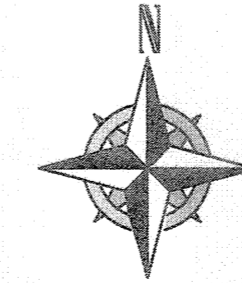
REFERENCES:

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- BOUNDARY SURVEY FOR MARIAN WATSON, CHICAGO TITLE INSURANCE COMPANY, AND CONSOLIDATED FREIGHTWAYS, KLEINODER-SCHMIDT & ASSOC. JAMES R. SCHMIDT P.5,4846, DATED MAY 16, 1979
- ALTAACSM LAND TITLE SURVEY PREPARED FOR THE CONNECTICUT NATIONAL BANK, FIDOR TITLE INSURANCE COMPANY, AND MRMC, INC., BOOK # CLARK'S NATIONAL SURVEYORS NETWORK CARL L. CARDOCK P.5,5762, DATED SEPTEMBER 6, 1998
- LOR-157-1.172 RIGHT OF WAY PLANS STATE ROUTE 57 DATED FEBRUARY 27, 1991
- LOT SPLIT FOR INDUSTRIAL LEASING PARTNERSHIP, FLOOR & ASSOCIATES JAMES R. FLOOR P.5,5876, DATED APRIL 1990
- BOUNDARY SURVEY & SPLIT MAP JOB NO. 1.0090, KS ASSOCIATES DAVID L. ELWELL P.5,6333, DATED MAY 17, 2010

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF TAYLOR STREET AND IS ASSUMED TO BE NORTH 89° 55' 52" WEST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A. LTD IN DECEMBER OF 2024 AND JANUARY OF 2025.



REV.	BY	DATE	DESCRIPTION
1	JAD	01-03-2025	ISSUE TO CLIENT

P.P.N.: 06-25-009-000-013
BOUNDARY SURVEY
 VACANT LOT TAYLOR STREET, ELYRIA, OHIO 44035

PIAZZA & COOKE-SZCZEPANSKI, CO., L.P.A.
 5320 HOAG DRIVE, SUITE C
 SHEFFIELD VILLAGE, OH 44035-1484

RAFTER A, LTD
 LAND SURVEYING - ENGINEERING - TESTING
 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
 440-707-4014 • www.raftera.com • info@raftera.com

DRAWN BY: JAD
 CHECKED BY: JSR
 JOB No: 3869-24
 SHEET 1 of 1