

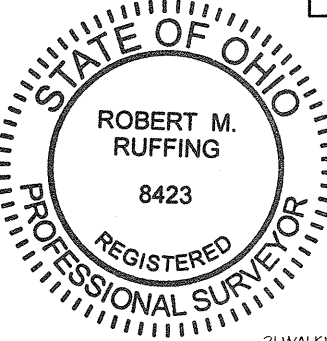
2501.4802
BOUNDARY SURVEY
LORAIN COUNTY, OHIO

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:
- COUNTRY CLUB ESTATES SUBDIVISION NO. 1, PLAT VOLUME 20, PAGES 37-38, LORAIN COUNTY RECORDER'S OFFICE.
 - SURVEY NO. 22550, LORAIN COUNTY AUDITOR'S OFFICE.
 - SURVEY NO. 22551,
 - 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 SOUTH LINE OF THE SUBJECT PARCEL AS SHOWN HEREON, WHICH IS OBSERVED BEARING N 75°01'46" 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 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 FEBRUARY OF 2025 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 2-25-2025

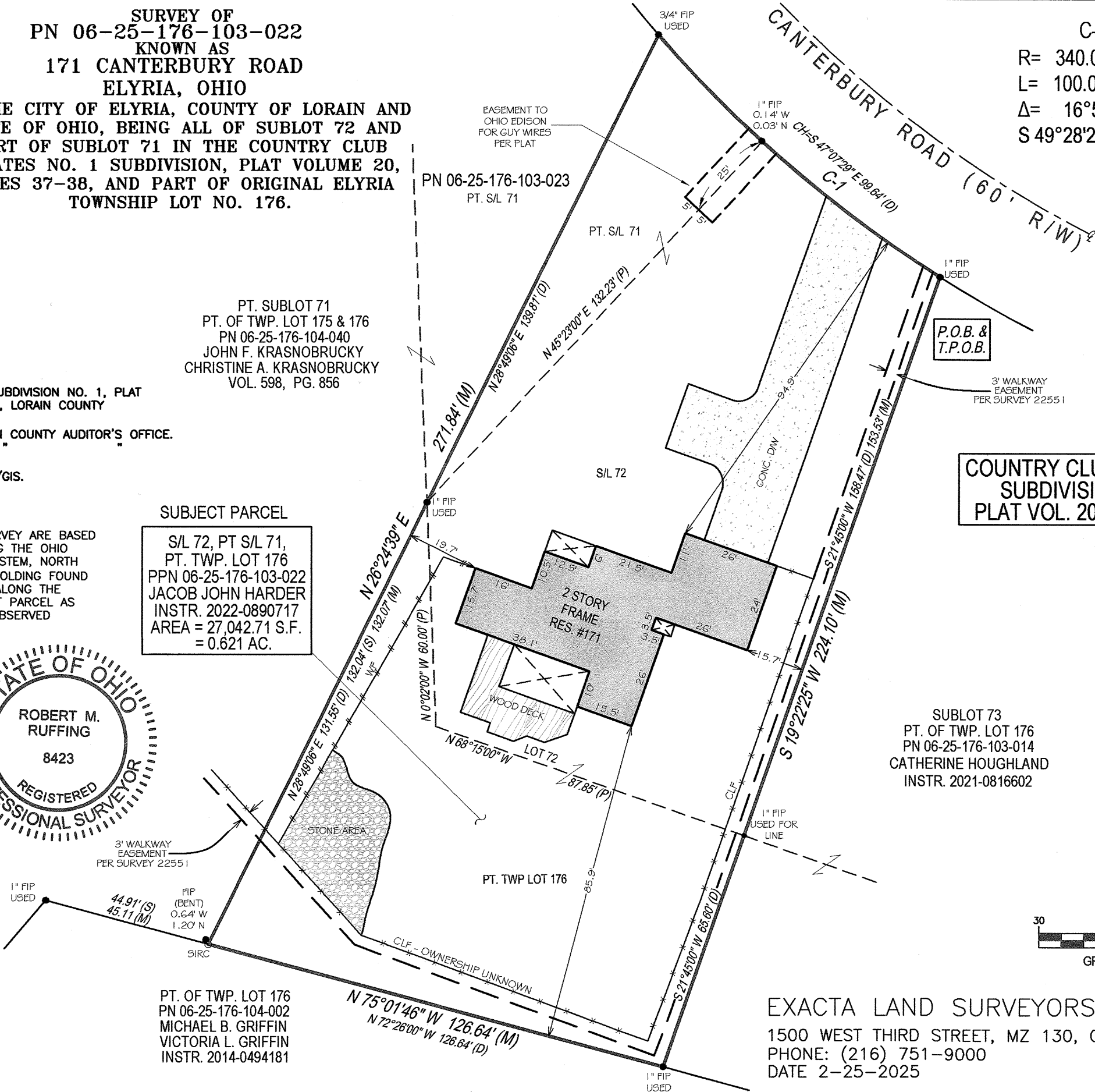
SURVEY OF
PN 06-25-176-103-022
KNOWN AS
171 CANTERBURY ROAD
ELYRIA, OHIO

IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO, BEING ALL OF SUBLOT 72 AND PART OF SUBLOT 71 IN THE COUNTRY CLUB ESTATES NO. 1 SUBDIVISION, PLAT VOLUME 20, PAGES 37-38, AND PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 176.

PT. SUBLOT 71
PT. OF TWP. LOT 175 & 176
PN 06-25-176-104-040
JOHN F. KRASNOBRUCKY
CHRISTINE A. KRASNOBRUCKY
VOL. 598, PG. 856

SUBJECT PARCEL
S/L 72, PT S/L 71,
PT. TWP. LOT 176
PPN 06-25-176-103-022
JACOB JOHN HARDER
INSTR. 2022-0890717
AREA = 27,042.71 S.F.
= 0.621 AC.

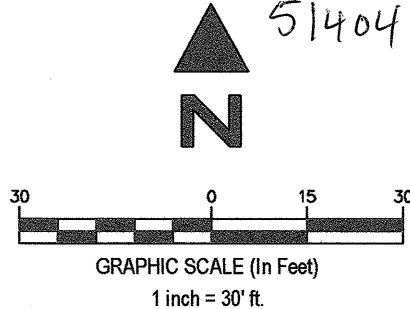
PT. OF TWP. LOT 176
PN 06-25-176-104-002
MICHAEL B. GRIFFIN
VICTORIA L. GRIFFIN
INSTR. 2014-0494181



C-1:
R= 340.00' (P)
L= 100.04' (M)
Δ= 16°51'31" (M)
S 49°28'24" E 99.68' (M)
99.64' (D)

COUNTRY CLUB ESTATES
SUBDIVISION NO.1
PLAT VOL. 20, PAGE 37

APPROVED
LORAIN CO
MAP DEPT
DATE 2/26/25
PAGE 06-25-176
BY WRZ
25-05463-C



EXACTA LAND SURVEYORS
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
DATE 2-25-2025
WWW.EXACTALAND.COM
JOB NO. 2501.4802