2502.5033 SURVEY OF BOUNDARY SURVEY LOTS PT. OF 70 & 71 LORAIN COUNTY, OHIO WORTHY S. STREATOR'S TRUSTEE SUBDIVISION PLAT BOOK 15, PAGES 70 AT LEGEND 816 W 18TH STREET FIRC FOUND IRON ROD CAPPED FIR FOUND IRON ROD FIP FOUND IRON PIN SIRC 5/8 X 30" SET IRON ROD (CITY OF LORAIN, COUNTY OF LORAIN W. 17TH STREET (66' R/W) STATE OF OHIO SIRC 5/8 x 30" SET IRON F
P PLATED
M MEASURED
D DEEDED
C CALCULATED
GAR. GARAGE
CONC. CONCRETE
D/W DRIVEWAY
C/L CENTER LINE
R/W RIGHT OF WAY
O.R. OFFICIAL RECORD
PAGE
INSTR INSTRUMENT
S.F. SOLARS FEET
AC. ACRES
PN PARCEL NUMBER
PN.B. POB.B. TRUE POINT OF BEGINNING
B/E BASEMENT ENTRY
RES. RESIDENCE ☐ wood GRAVEL CONCRETE PROPERTY LINE
CENTER LINE
TIE IN LINE BUILDING LINE

ADJOINER LINE SECTIONAL LINE
VINYL FENCE BASIS OF BEARINGS: THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NADB3 (NO TRANS), HOLDING FOUND AND USED MONUMENTS ALONG THE NORTH RIGHT OF WAY OF EAST AVEUNUE, WHICH IS HAVING AN OBSERVED BEARING OF S 89'27'28" E. P/O S/L 62 TNA ENTERPRISE LLC PPN 02-01-006-135-029 INSTR. # 2021-0828511 AREA = 4743 S.F. = 0.109 Ac. DOCUMENTS USED: - W.S. STREATOR, TR. SUBDINISION OF BLOCK NUMBERS 35, 36, 37 AND 38 IN SELAH CHAMBERLAIN TRUSTEE'S ADDITION OF THE VILLAGE; RECORDED IN PLAT VOLUME 5, PAGE 11 OF LORAIN COUNTY MAP RECORDS, AND REFILED IN PLAT VOLUME 15, PAGE 70 OF LORAIN COUNTY MAP RECORDS.

- SURVEY ENTITLED'BOUNDARY SURVEY FOR 813 WEST 17TH STREET" PREPARED BY MCSTEEN LAND SURVEYORS, DATED APRIL 1, 2024

- DEEDS AS SHOWN HEREON.

- LORAIN COUNTY TAX MAPS/GIS. **APPROVED** VACATED 16' ALLEY PER ORDINANCE 4293 **LORAIN CO** MAP DEPT ALLEY DATE 2 L1 N 0°05'47" E 153.01' (S) P/O S/L 71 MARCO ANTONIO SANTIAGO PPN 02-01-006-135-046 INSTR. # 2021-0844275 153.00' (R) FOOT L2 S 89°27'28" E (S) 31.00' (R) PAGE L3 S 0°05'47" W 153.01' (S) P/O S/L 70 ANHSY LLC 102-01-006-135-FR. # 2021-0856 153.00' (R) 16 L4 N 89°27'28" W (S) 31.00' (R) 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. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY" STORY S/L 72 RES. #816 S/L 81 S/L 80 S/L 79]><[50.00'(R) 30.48' (R. I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN MARCH OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY L4 ON R/W T.P.O.B. 18TH STREET (66' R/W) TE OF 04, S 89°27'28" E 1094.52' STEPHENSON 8065 N GRAPHIC SCALE (In Feet) EXACTA LAND SURVEYORS 1 inch = 30' ft. KEITH A. STEPHENSON, P.S. REGISTERED SURVEYOR NO. 8065 1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113 PHONE: (216) 751-9000 WWW.EXACTALAND.COM