Boundary Survey

made at the instance of

Mary Yost

Known as being part of Original Columbia Township Lot Number 15, County of Lorain, State of Ohio

Order No. 25–045
F.B. See Folder/Data Collector
Mary Yost – 23821 Royalton Rd – Columbia Station.dwg

The Intent of this survey is to acoompany a new metes and bounds description of Parcel #12–00–015–000–054

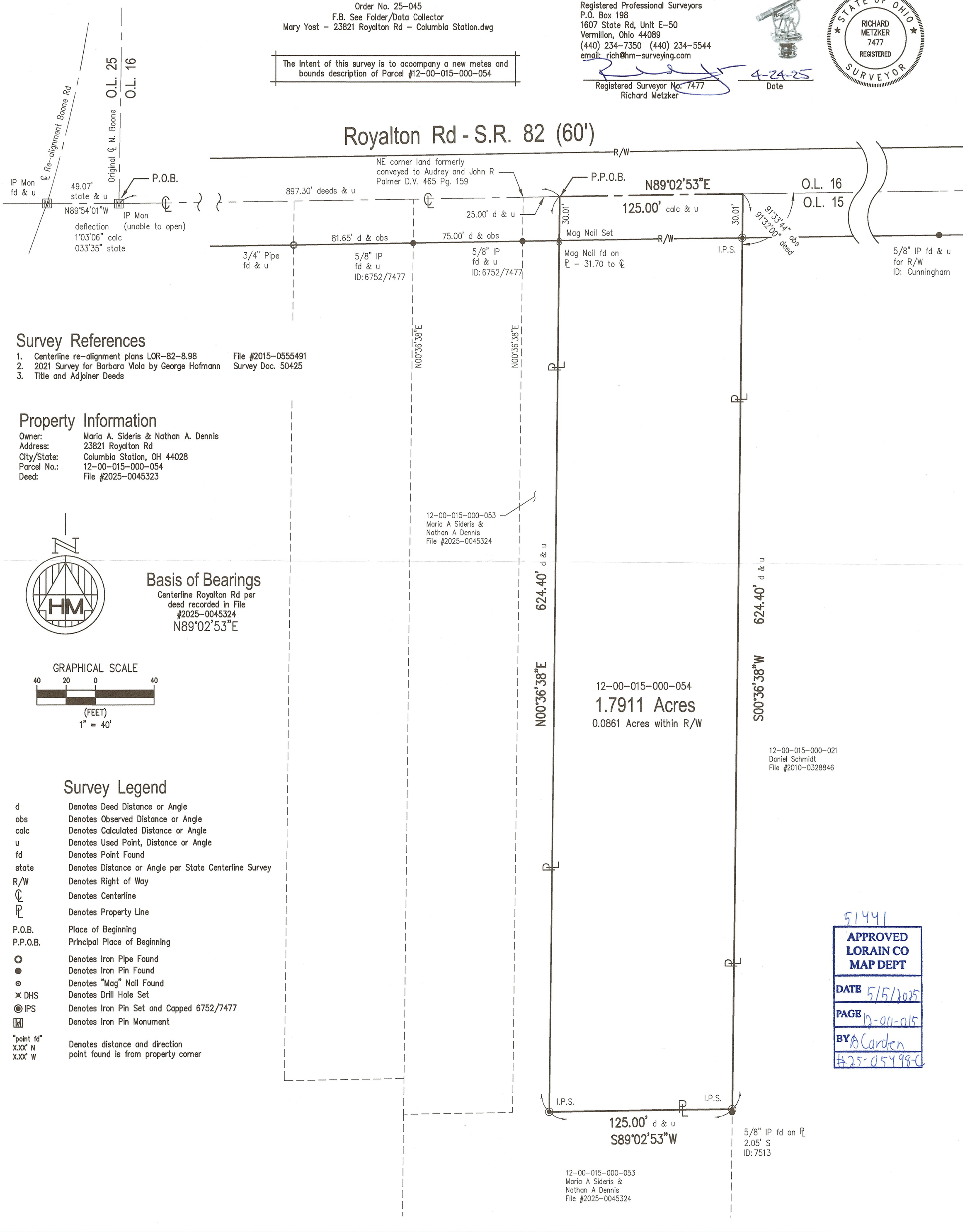
I hereby state that this plat is a true and accurate representation of the premises shown hereon, and was based on an actual survey performed on the ground, and is in accordance with the Minimum Standards for boundary surveys as adopted by the State of Ohio Chapter 4733–37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses are given to the centerline of Royalton Rd per deed recorded in File No. 2025–0045324 of the Lorain County Deed Records and are used to indicate angles only.

HOFMANN-METZKER, INC.
Registered Professional Surveyors
P.O. Box 198
1607 State Rd, Unit E–50
Vermilion, Ohio 44089
(440) 234–7350 (440) 234–5544
email: rich@hm–surveying.com

STATE OF OHIO
RICHARD METZKER
7477
REGISTERED
SURVEYOR

Registered Surveyor No. 7477
Richard Metzker

4-24-25
Date



Survey References

1. Centerline re–alignment plans LOR–82–8.98 — File #2015–0555491
2. 2021 Survey for Barbara Viola by George Hofmann — Survey Doc. 50425
3. Title and Adjoiner Deeds

Property Information

Owner:	Maria A. Sideris & Nathan A. Dennis
Address:	23821 Royalton Rd
City/State:	Columbia Station, OH 44028
Parcel No.:	12–00–015–000–054
Deed:	File #2025–0045323

N

HM

Basis of Bearings

Centerline Royalton Rd per deed recorded in File #2025–0045324
N89°02'53"E

GRAPHICAL SCALE
40 20 0 40
(FEET)
1" = 40'

Survey Legend

d	Denotes Deed Distance or Angle
obs	Denotes Observed Distance or Angle
calc	Denotes Calculated Distance or Angle
u	Denotes Used Point, Distance or Angle
fd	Denotes Point Found
state	Denotes Distance or Angle per State Centerline Survey
R/W	Denotes Right of Way
℄	Denotes Centerline
ℙ	Denotes Property Line
P.O.B.	Place of Beginning
P.P.O.B.	Principal Place of Beginning
○	Denotes Iron Pipe Found
●	Denotes Iron Pin Found
⊙	Denotes "Mag" Nail Found
DHS	Denotes Drill Hole Set
IPS	Denotes Iron Pin Set and Capped 6752/7477
M	Denotes Iron Pin Monument
"point fd" X.XX' N X.XX' W	Denotes distance and direction point found is from property corner

51441

APPROVED
LORAIN CO
MAP DEPT
DATE 5/5/2025
PAGE 12-00-015
BY A Carden
#25-05498-C