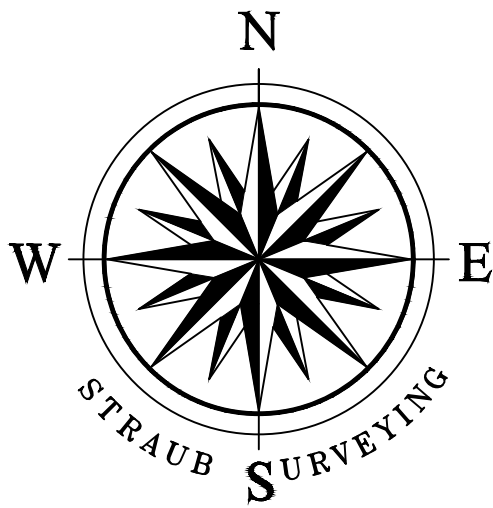
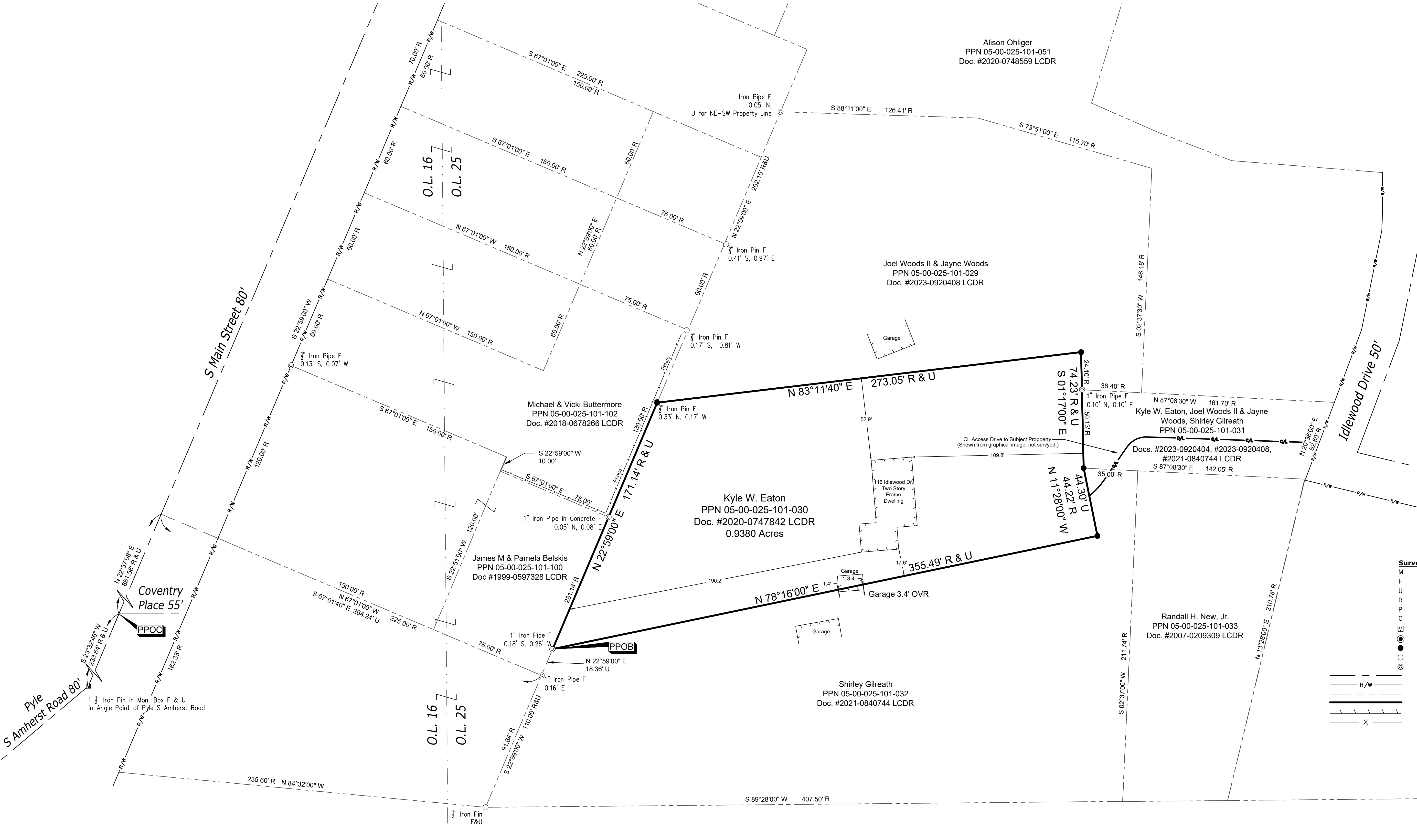


Surveyor's Notes & Basis of Bearings:
This map was prepared without the benefit of a Title Report and is not intended to reflect all easements, encumbrances, or other items affecting the title to the property shown hereon. The adjoining easterly parcel, PPN 05-00-025-101-031 is described in two deeds, as shown.
This map was prepared during a time (June-July 2025) that the Lorain County Auditor's website was hacked. Previous surveys and recorded plats were not available to incorporate into the analysis of this survey.
The basis of bearings for this survey, as shown, is the easterly line of South Main Street and is to an assumed meridian used to denote angles only. Distances are in feet and decimal parts thereof. Unless shown otherwise, measurements to monuments found are rectangular measurements from property lines, right-of-way lines, centerlines or other as appropriate. CIP set are 5/8" x 30" rebar with yellow cap stamped Straub Surveying PS#7055. References used are listed hereon. This map was prepared from a survey performed by me or under my direction in June 2025 and meets the requirements defined in Chapter 4733-37 of the Ohio Revised Code, *Minimum Standards for Boundary Surveys*. This map is not valid unless signed and stamped by Surveyor.

References:
Lorain County GIS,
Subject Deed as shown
Adjoining deeds as shown

Survey Legend

M	Measured	LCDR	Cuyahoga County Deed Records
F	Found	LCPR	Cuyahoga County Plat Records
U	Used	PPN	Permanent Parcel Number
R	Record	N	North
P	Plat	S	South
C	Calculated	E	East
☒	Monument Box	W	West
●	Capped Iron Pin Found	CLR	Clear of PL
●	Capped Iron Pin (CIP) Set	PL	Property Line
○	Iron Pin (IP) Found as Described	OVR	Over Property Line
○	Iron Pipe (IPP) Found as Described		
—	Centerline		
—	Right of Way (ROW) Line		
—	Adjoining Property Line		
—	Record Property Line		
—	Building Line		
—	Fence Line		
			Existing Land Hook



17820 ENGLEWOOD DRIVE MIDDLEBURG HEIGHTS, OHIO 44130
PHONE: 440-333-1700 INFO@STRAUBSURVEYING.COM

Date of Survey: June, 2025
Field Book: 79 Pg. 16
Survey By: G Winters
Drawn By: J Wintersteller
Checked By: M Straub

Project No. 25-087
DWG: 25-087 Boundary Legal 116 Idlewood Dr Amherst - Eaton.dwg

Revisions			
R1	8/4/25	Revision	MS
R0	7/31/25	Original Issue	MS
NO.	DATE	DESCRIPTION	BY

Boundary Survey
116 Idlewood Drive
Amherst, Ohio

Prepared For
Kyle Eaton
116 Idlewood Drive
Amherst, Ohio 44001

Sht.
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