SURVEY OF 2508.5651 PN 06-24-026-103-006 **BOUNDARY SURVEY** KNOWN AS LORAIN COUNTY, OHIO 1041 BELL AVENUE ELYRIA, OHIO LEGEND BELL AVENUE (50' R/W) IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND R/W ()-FIRC-FOUND IRON ROD, CAPPED AS NOTED STATE OF OHIO, BEING PART OF ORIGINAL ELYRIA O-FIR-FOUND IRON ROD AS NOTED TOWNSHIP LOT NO. 26, WEST OF BLACK RIVER. ●-FIP-FOUND IRON PIPE AS NOTED AVENUE (66')-SIRC-5/8" X 30" SET IRON ROD, N 89°56'18" E 251.80' (M) CAPPED-"LANDMARK SURVEY" P.O.B. 1/2" FIP N 88°54'00" E 50.00' (D) 1/2" FIP 0.13' W 1/2" FIF 1/2" FIP 1/2" FIP USED FOR LINE (A)-FD AXLE AS NOTED N 89°56'18" E 50.00' (M) 0.27' N USED 0.18' N ①-FD/SET DRILL HOLE AS NOTED 3/4" FIP 51.85' (D) 1/2" FIP 0.26' N 50.04' (M) 50.00' (D) 50.00' (D) 50.02' (M) 50.00' (M) 50.07' (M) M-FD/SET MAG NAIL AS NOTED 49.96' (D) 49.90' (D) 50.09' (D) (R)-FD/SET RR SPIKE AS NOTED T.P.O.B T-FD T-BAR/POST AS NOTED -33'- PENFIELD ■-FOUND MONUMENT AS NOTED C-CALCULATED PN 06-24-026-103-001 THEODORE F. SNYDER INSTR. 966485#2023 PN 06-24-026-103-002 PN 06-24-026-103-003 PN 06-24-026-103-005 PN 06-24-026-103-004 POR PN 06-24-026-103-007 D-DEED ADRIENNE KEENE NICOLE E. RIGOT INSTR. 2025-0043214 RICHARD E. BAILEY JR O.R. VOL. 547, PG. 277 MARC CHAPPO M-MEASURED INSTR. 2017-0641336 INSTR. 2021-0800216 P-PLATTED S-SURVEY AC.-ACRES B/E-BASEMENT ENTRY CLF - CHAIN-LINK FENCE CONC.-CONCRETE 1.5 STORY FRAME C/L-CENTERLINE RES. #1041 D.H.-DRILL HOLE 100.91' (D) D/W-DRIVEWAY 101.07 E.P.-EDGE OF PAVEMENT GAR.-GARAGE 550 INSTR.-INSTRUMENT 0°13'47" E S 1°06'00" E O.L.-ORIGINAL LOT 2 5 **APPROVED** O.R.-OFFICIAL RECORD "00'00"1 N POR. BASIS OF BEARINGS: P.N.-PARCEL NUMBER LORAIN CO PATIO THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS P.O.B.-POINT OF BEGINNING OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE P.O.L.-POINT ON LINE MAP DEPT SYSTEM, NORTH ZONE, NAD83 (NO TRANS), HOLDING FOUND RES.-RESIDENCE AND USED MONUMENTATION ALONG THE SOUTHERLY RIGHT R/W-RIGHT OF WAY OF WAY LINE OF BELL AVENUE (50' R/W) AS SHOWN PG.-PAGE HEREON AS SHOWN HEREON, WHICH IS OBSERVED BEARING DATE S.B.L.-SET BACK LINE SUBJECT PARCEL S/L-SUBLOT N 89°56'18" E. PN 06-24-026-103-006 S.F.-SQUARE FEET 12.3' QUINCY STONE T.P.O.B.—TRUE POINT OF BEGINNING
VF — VINYL FENCE
V/L — VACANT LOT **PAGE** INSTR. 2021-0805123 AREA = 5064.89 S.F FRM. WF - WOOD FENCE = 0.116 AC.GAR. DOCUMENTS USED: BY SURVEY NO. 48757, LORAIN COUNTY AUDITOR'S OFFICE. SURVEY NO. 50173, LORAIN COUNTY AUDITOR'S OFFICE. SURVEY NO. 50668, LORAIN COUNTY AUDITOR'S OFFICE. SURVEY NO. 51247, LORAIN COUNTY AUDITOR'S OFFICE. THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT HINKSON'S ALLOTMENT NO. 1, PLAT BOOK 9, PAGE 31. 위 THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT LORAIN COUNTY RECORDERS OFFICE. MAY AFFECT THIS TRACT. DEEDS AS SHOWN HEREON. 0.11'S FD. "T"-POST LORAIN COUNTY TAX MAPS/GIS. THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND "McSTEEN CA 02236" S 89°30'37" W 50.20' (M) USED COMFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN S 88°43'00" W 50.00' (D) WE OF X ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37. SUBLOT 4 PN 06-24-026-103-023 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE PN 06-24-026-103-0022 GROUND SURVEY IN SEPTEMBER OF 2025 MADE UNDER MY SUPERVISION GREGORY SMITH GARY A. BOLIN LINDA M BOLIN AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN INSTR. 961030#2015 ARE CORRECT TO THE BEST OF MY KNOWLEDGE. ROBERT M. HINKSON'S ALLOTMENT NO. 1 RUFFING PLAT BOOK 9, PAGE 31 EXACTA LAND SURVEYORS ROBERT RUFFING, P.S. 8423 1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113 GRAPHIC SCALE (In Feet) PHONE: (216) 751-9000 WWW.EXACTALAND.COM 1 inch = 20' ft. DATE 9-24-2025 JOB NO. 2508.5651