

2508.5651
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—"LANDMARK SURVEY"
Ⓐ—FD AXLE AS NOTED
①—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
E.P.—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.B.L.—SET BACK LINE
S/L—SUBLOT
S.F.—SQUARE FEET
T.P.O.B.—TRUE POINT OF BEGINNING
VF—VINYL FENCE
V/L—VACANT LOT
WF—WOOD FENCE

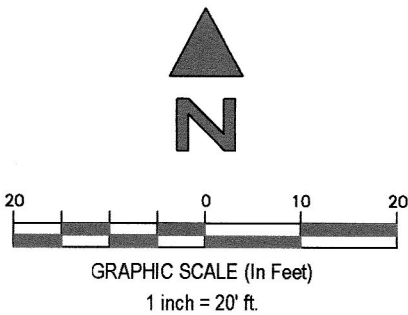
NOTE:

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 SEPTEMBER 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 9-24-25
ROBERT RUFFING, P.S. 8423
STATE OF OHIO
DATE 9-24-2025



BASIS OF BEARINGS:

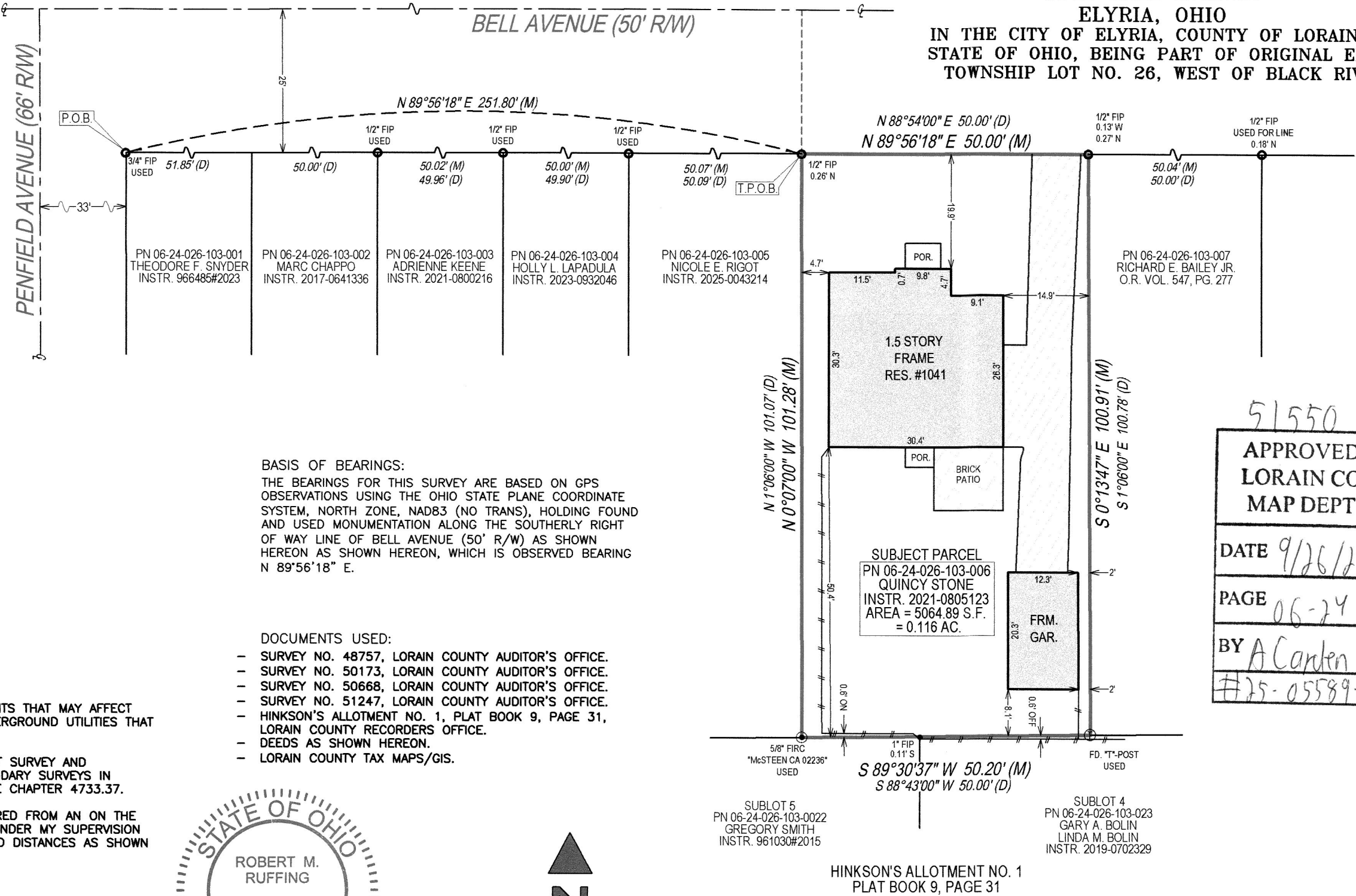
THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NO TRANS), HOLDING FOUND AND USED MONUMENTATION ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BELL AVENUE (50' R/W) AS SHOWN HEREON AS SHOWN HEREON, WHICH IS OBSERVED BEARING N 89°56'18" E.

DOCUMENTS USED:

- 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.
- HINKSON'S ALLOTMENT NO. 1, PLAT BOOK 9, PAGE 31, LORAIN COUNTY RECORDERS OFFICE.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

SURVEY OF
PN 06-24-026-103-006
KNOWN AS
1041 BELL AVENUE
ELYRIA, OHIO

IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND
STATE OF OHIO, BEING PART OF ORIGINAL ELYRIA
TOWNSHIP LOT NO. 26, WEST OF BLACK RIVER.



51550
APPROVED
LORAIN CO
MAP DEPT
DATE 9/26/25
PAGE 06-24
BY A. Carden
#25-05589-C

EXACTA LAND SURVEYORS

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DATE 9-24-2025
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