

2508.7065
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-"EXACTA SURVEYORS 8423"
- Ⓐ-FD AXLE AS NOTED
- ⓓ-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.F.-SQUARE FEET

S.B.L.-SET BACK LINE

S/L-SUBLOT

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 RUFFING, P.S. 8423
STATE OF OHIO

DATE 9-29-2025



BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983, (2011 ADJUSTMENT), HOLDING FOUND AND USED MONUMENTS ALONG THE SOUTH RIGHT OF WAY OF PARK AVENUE AS SHOWN HEREON, WHICH IS OBSERVED BEARING S 89°16'34" E.

APPROVED
LORAIN CO
MAP DEPT

DATE 10/1/25

PAGE 05-00-024

BY ACarden

#25-05591-C

S/L 149
PN 05-00-024-105-004
MARVIN J. MCCOMBS
INSTR. 2016-0584924

S/L 144
PN 05-00-024-105-012
NADA R. SKINNER
603356, FILM NO. 1442

PT. S/L 145
PN 05-00-024-105-013
ROBERT H. FRANTA
INSTR. 2017-0628831

PT. S/L 145
PN 05-00-024-105-021
ROBERT H. FRANTA
INSTR. 2024-0033858

S/L 146
PN 05-00-024-105-017
ANTHONY S. PENA
SARAH A. PENA
INSTR. 2017-0645975

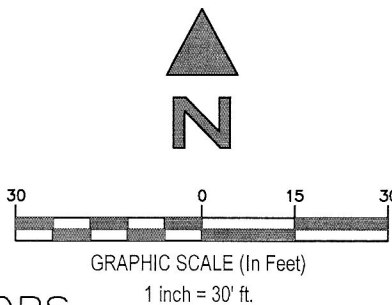
SUBJECT PARCEL
S/L 148 & PT. OF S/L 147
PN 05-00-024-105-005
ALBERT FREDERICK PRESLER, TR.
MELANIE L. PRESLER, TR.
INSTR. 2020-0789898
AREA = 14,289.23 S.F.
= 0.3280 AC.

SURVEY OF
PN 05-00-024-105-005
KNOWN AS
602 PARK AVENUE
AMHERST, OHIO

IN THE CITY OF AMHERST,
COUNTY OF LORAIN AND STATE
OF OHIO, KNOWN AS BEING
SUBLOT NO. 148 AND PART OF
SUBLOT NO. 147 IN MORTON C.
SEELY'S ADDITION, PLAT BOOK 1,
PAGE 37, IN PART OF ORIGINAL
AMHERST TOWNSHIP LOT NO. 24.

DOCUMENTS USED:

- PLAT OF MORTON C. SEELY'S ADDITION, PLAT BOOK 1, PAGE 37, LORAIN COUNTY RECORDER'S OFFICE.
- SURVEY NO. 05-01916, LORAIN COUNTY TAX MAP OFFICE.
- MAP OF SURVEY OF S/L 148 AND THE WEST PART OF S/L 147, BY CHARLES P. WARYU, NO. 5029, JUNE 18, 1997.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.



EXACTA LAND SURVEYORS

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DATE 9-29-2025
WWW.EXACTALAND.COM
JOB NO. 2508.7065