

2509.4905
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
- 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.

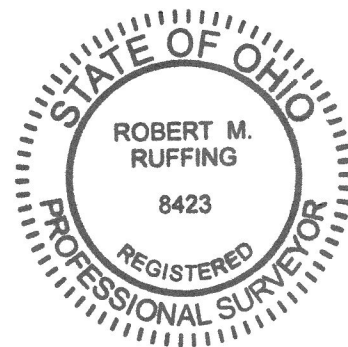
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN SEPTEMBER OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT RUFFING, P.S. 8423
STATE OF OHIO
DATE 10-8-2025

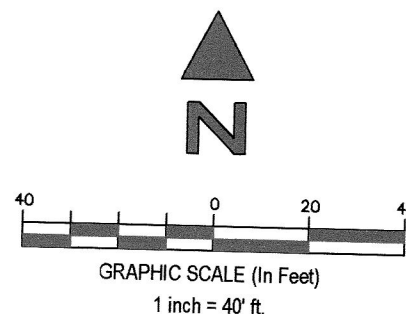
EAGLE RIDGE SUBDIVISION
INSTR. 2021-0843918

- DOCUMENTS USED:
- SURVEY NO. 06-02112, LORAIN COUNTY TAX MAP OFFICE.
 - SURVEY NO. 50038, LORAIN COUNTY TAX MAP OFFICE.
 - EAGLE RIDGE SUBDIVISION, INSTR. 2021-084398, LORAIN COUNTY RECORDER'S OFFICE.
 - SURVEY PLAT, LDR-254-0.00B, FOR S.R.2, PLAT BOOK 24, PAGE 2, LORAIN COUNTY RECORDER'S OFFICE.
 - DEEDS AS SHOWN HEREON.
 - LORAIN COUNTY TAX MAPS/GIS.

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 CENTERLINE OF COOPER FOSTER PARK ROAD AS SHOWN HEREON, TO ESTABLISH A BEARING N 89°27'49" E ALONG THE NORTH LINE OF THE SUBJECT PARCEL.



L-1: N 88°35'10" W 16.32' (M)
16.32' (D)



SURVEY OF
PN 05-00-002-000-023
KNOWN AS
47655 COOPER FOSTER PARK ROAD
AMHERST, OHIO
IN THE CITY OF AMHERST, COUNTY OF LORAIN
AND STATE OF OHIO, BEING PART OF
ORIGINAL AMHERST TOWNSHIP LOT NO. 2.

PN 05-00-002-000-020
KEVIN E. BROWN
INSTR. 2021-0839929

SUBJECT PARCEL

PN 05-00-002-000-023
JOHN MICHAEL LOUIS LOPEZ
INSTR. 2018-0685552
AREA = 18,606.59 S.F.
= 0.427 AC.
IN R/W = 2700.00 S.F.
= 0.062 AC.

PN 05-00-002-000-021
DORA GONZALEZ
INSTR. 2017-0656821

51597

POINTS OF INTEREST:
1. SUBJECT'S WOOD FENCE
OVER THE PROPERTY LINE

APPROVED
LORAIN CO
MAP DEPT

DATE 11/17/2025

PAGE 05-00-002

BY B. Baumhower

25-05624-C

EXACTA LAND SURVEYORS
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
DATE 10-8-2025
WWW.EXACTALAND.COM
JOB NO. 2509.4905