

BOUNDARY SURVEY

OF
431 COURTLAND STREET
PARCEL NO. 14-A-023-0-00-025-0
VILLAGE OF FAIRPORT HARBOR, OHIO

Situated in the Village of Fairport Harbor, County of Lake and State of Ohio and known as being part of the Original Painesville Township Lot No. 6, Tract No. 4.

BASIS OF BEARINGS

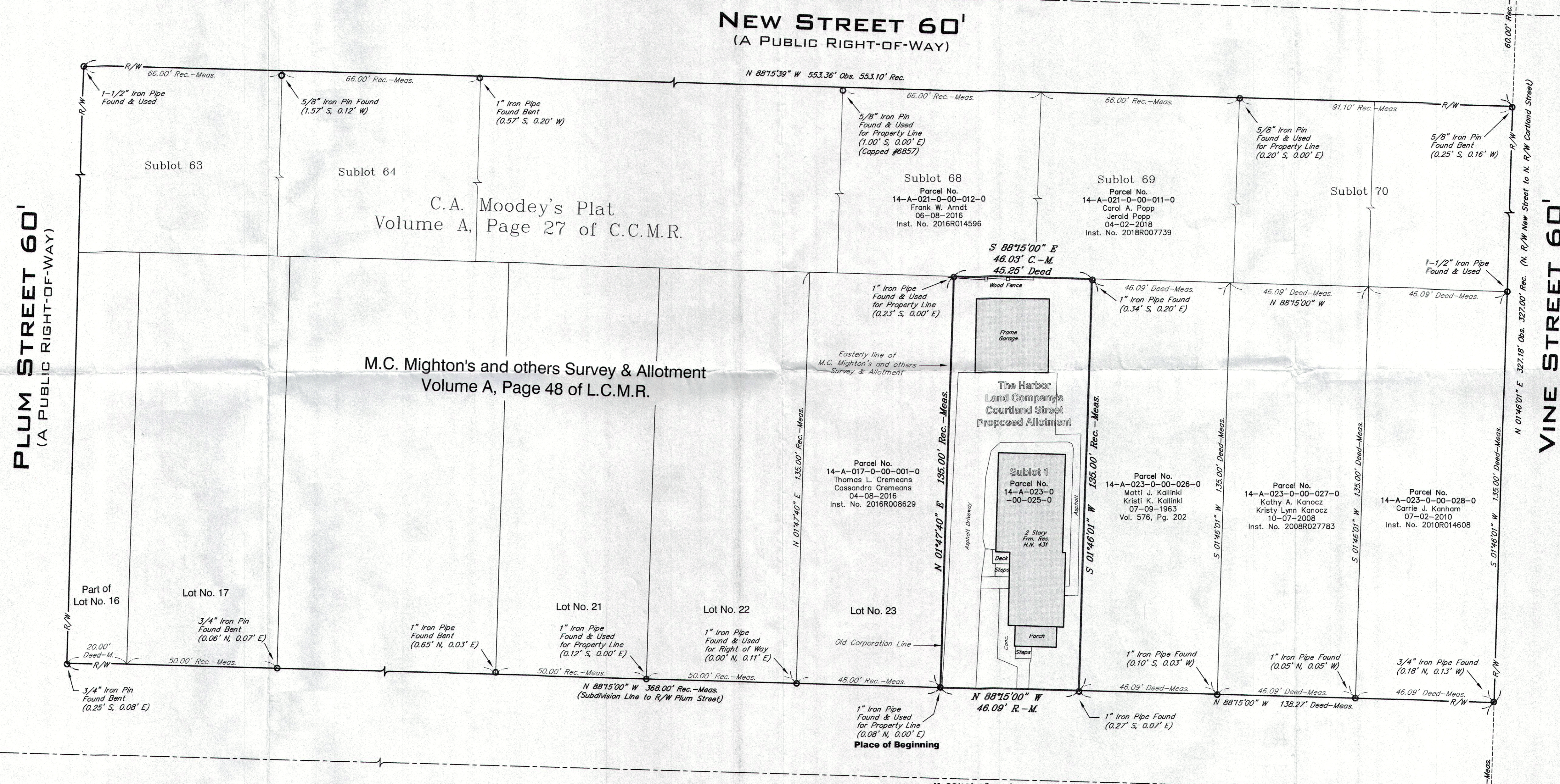
The centerline of Courtland Street as North 88°15'00" West in the M.C. Mighton's and others Survey & Allotment as shown on the plat recorded in Volume A, Pages 48 of Lake County Map Records.

DEED OF RECORD

Parcel No. 14-A-023-0-00-025-0
 Land conveyed to Anita Didomenico and Jay Lipscomb by deed dated October 21, 2014 and recorded in Instrument No. 2014R026278 of Lake County Deed Records.

LEGEND

M = Monument Box Found	— = Sign Post	A	Arc Length	N	North
O = Iron Pin or Pipe Found	• = Ballard	Adj.	Adjacent	N/A	Not Available
● = 5/8" Iron Pin Set	— = Centerline	Asph.	Asphalt Pavement	Obs.	Observed
⊙ = Drill Hole Set / Found	— = Property Line	Bldg.	Building	O.R.	Official Record
+ = P.K. Nail Set / Found	— = Easement No.	Calc./C.	Calculated	Ord.	Ordinance
	— = Encroachments	L.C.M.R.	Lake County Map Records	P.P.N.	Permanent Parcel Number
	— = Violations	Clears	Clears	P.O.B.	Place of Beginning
		Cr.	Concrete	P.P.O.B.	Principal Place of Beginning
Parcel line	— Z —	Conc.	Concrete	Par.	Parcel
Original Sublot Line	— C —	C.L.F.	Chain Link Fence	Pa.	Page
Original Lot / Section Line	— S —	Doc.	Document	Res.	Residence
Centerline	— C —	D.V.	Deed Volume	R/W	Right-of-Way
Property Line	— P —	Enr.	Encroachment	Rec./R.	Record
Right-of-way Line	— R/W —	Elec.	Electric	S/L	Sublot
Easement Line	— E —	E	East	Sq.Ft.	Square Feet
Overhead Utility Line	— OH —	Frm.	Frame	Sty.	Story
Wood Fence Line	— X —	Gar.	Garage	S.	South
Chain Link Fence	— X —	H.N.	House Number	Sta.	Station
		Inst.	Instrument	Tele.	Telephone
		L/S	Landscape	Typ.	Typical
		L.C.A.	Limited Common Area	TW	Top of Retaining Wall
		Meas./M.	Measured	Vol.	Volume
				W.	West



PLUM STREET 60'
 (A PUBLIC RIGHT-OF-WAY)

VINE STREET 60'
 (A PUBLIC RIGHT-OF-WAY)

C.A. Moodey's Plat
 Volume A, Page 27 of C.C.M.R.

M.C. Mighton's and others Survey & Allotment
 Volume A, Page 48 of L.C.M.R.

Parcel No. 14-A-017-0-00-001-0
 Thomas L. Creameans
 Cassandra Creameans
 04-08-2016
 Inst. No. 2016R008629

Parcel No. 14-A-023-0-00-026-0
 Matti J. Kallinki
 Kristi K. Kallinki
 07-09-1963
 Vol. 576, Pg. 202

Parcel No. 14-A-023-0-00-027-0
 Kathy A. Kanocz
 Kristy Lynn Kanocz
 10-07-2008
 Inst. No. 2008R027783

Parcel No. 14-A-023-0-00-028-0
 Carrie J. Kanham
 07-02-2010
 Inst. No. 2010R014608

SURVEYOR CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Peter J. Gauriloff
 Peter J. Gauriloff P.S. No. 8646 Date August 17, 2018



Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

COURTLAND STREET 60'

(A PUBLIC RIGHT-OF-WAY)

REFERENCE SURVEYS

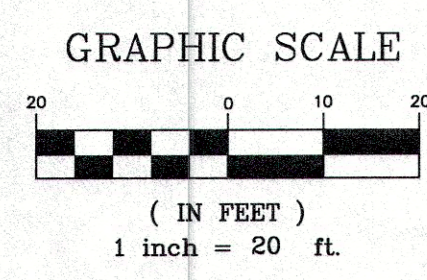
- M.C. Mighton's and others Survey & Allotment, Volume A, Page 48 of Lake County Map Records. (Rec.)
- C.A. Moodey's Plat, Volume A, Page 27 of Lake County Map Records. (Rec.)

PARCEL AREA

0.1427 Acres 6,217 Sq.Ft.

INTENT

The intent of this Boundary Survey is to establish the property lines and write a new metes and bounds description for 431 Courtland Street.



RIVERSTONE

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