

2210.4527
 BOUNDARY SURVEY
 LAKE COUNTY

LEGEND

- IPF IRON PIN FOUND
- SIRC 5/8 X 30" SET IRON ROD CAPPED
- R RECORDED
- M MEASURED
- POR PORCH
- CONC. CONCRETE
- D/W DRIVEWAY
- C/L CENTER LINE
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD
- P.G. PAGE
- INSTR INSTRUMENT
- S.F. SQUARE FEET
- PN PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- T.P.O.B. TRUE POINT OF BEGINNING
- RES. RESIDENCE
- ASPHALT
- GRAVEL
- CONCRETE
- PROPERTY LINE
- CENTER LINE
- TIE IN LINE
- BUILDING LINE
- ADJOINER LINE
- SECTIONAL LINE
- CHAIN LINK FENCE
- WOOD FENCE

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS). THE PORTION OF THE SOUTHWEST LINE OF SOUTH SAINT CLAIR STREET (60' R/W), HAVING A BEARING OF S 33°14'37" E AND MONUMENTED AS SHOWN HEREON, IS THE BASIS OF BEARING FOR THIS PLAT.

DOCUMENTS USED:

- LUSARD PLACE SUBDIVISION, PLAT VOLUME B, PAGE 35, LAKE COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- LAKE COUNTY TAX MAPS/GIS.

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. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN NOVEMBER OF 2022 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEY OF
 PARCEL NO. 15B-007-0-00-055-0
 AT
 164 LUSARD STREET
 SITUATED IN THE
 CITY OF PAINESVILLE, COUNTY OF LAKE
 STATE OF OHIO,
 BEING IN PART OF LOT 67 OF
 HITCHCOCKS SURVEY, PLAT VOLUME A,
 PAGE 90, IN LOT 12, TRACT 2,
 TOWNSHIP 11, RANGE 7 WEST, IN THE
 CONNECTICUT WESTERN RESERVE

SUBJECT PARCEL

PT. LOT 67 OF
 HITCHCOCKS SURVEY
 PN 15B-007-0-00-055-0
 CLAUDIA G. TAPIA
 JOSE TAPIA CARDONA
 INSTR. # 2015R003819
 AREA = 3277.42 S.F.
 = 0.075 Ac.

LINE TABLE:

- L-1 S 55°53'12" W 30.01' (C)
- L-2 S 57°06'17" W 23.96' (C)
- L-3 S 33°15'01" E 39.00' (C)
- L-4 S 57°06'17" W 25.98' (C)

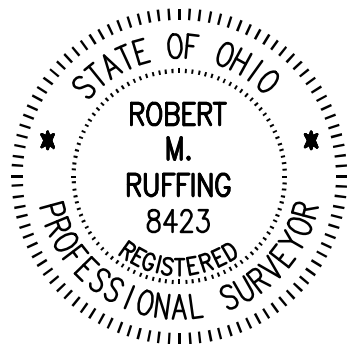
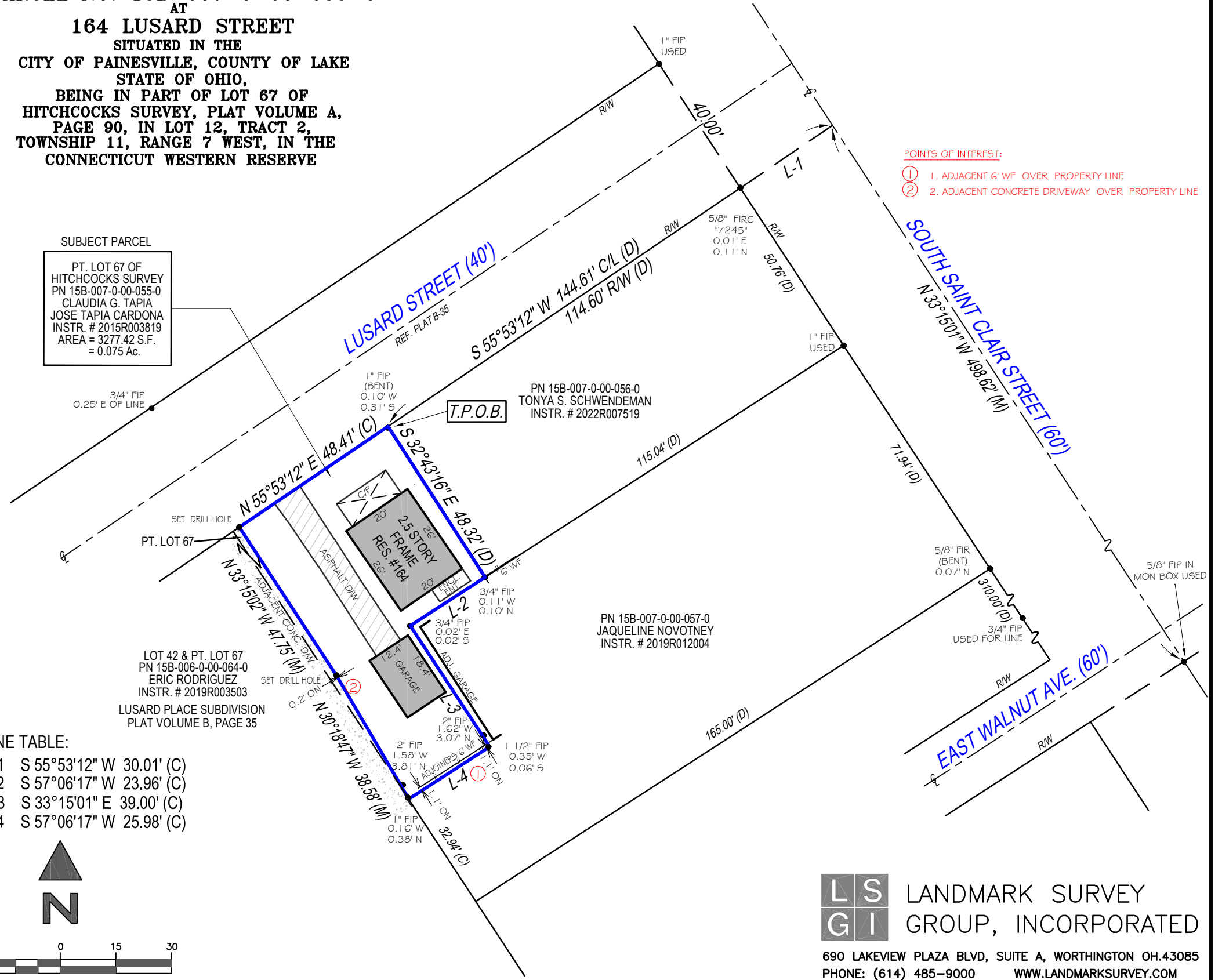


GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

POINTS OF INTEREST:

- ① 1. ADJACENT 6' WF OVER PROPERTY LINE
- ② 2. ADJACENT CONCRETE DRIVEWAY OVER PROPERTY LINE



ROBERT RUFFING, P.S.
 REGISTERED SURVEYOR NO. 8423

DATE 11-15-2022
 REV. 11-20-2022
 REV. 11-21-2022
 REV. 11-23-2022

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
 PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM
 DATE: 11-15-2022 FILE NO. 2211.0742

DRAWN BY: RRR