

PLAT OF SURVEY

FOR PARCEL #15-C-033-A-01-024-0
AT
281 WEST WALNUT AVENUE
PAINESVILLE, OHIO

SITUATED IN THE CITY OF
PAINESVILLE, COUNTY OF LAKE, AND
STATE OF OHIO, BEING A PART OF
LOT 5, CHAMPION SURVEY, AND PART
OF TRACT 3, LOT 1 IN SAID CITY.

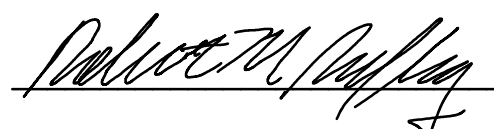
THE BASIS OF BEARINGS FOR THIS
SURVEY IS FROM THE CONSTRUCTION
PLANS FOR WALNUT AVENUE
RECONSTRUCTION, FEBRUARY 2, 2017,
AND ON FILE WITH THE CITY OF
PAINESVILLE ENGINEERING DEPARTMENT.

DISTANCES ARE GIVEN IN FEET AND
DECIMAL PARTS THEREOF.

DOCUMENTS USED:
-WALNUT AVENUE RECONSTRUCTION PLANS,
FEBRUARY 2, 2017, CITY OF PAINESVILLE
ENGINEERING DEPT. RECORDS
-DEEDS AS SHOWN HEREON
-LAKE COUNTY G.I.S./TAX MAPS

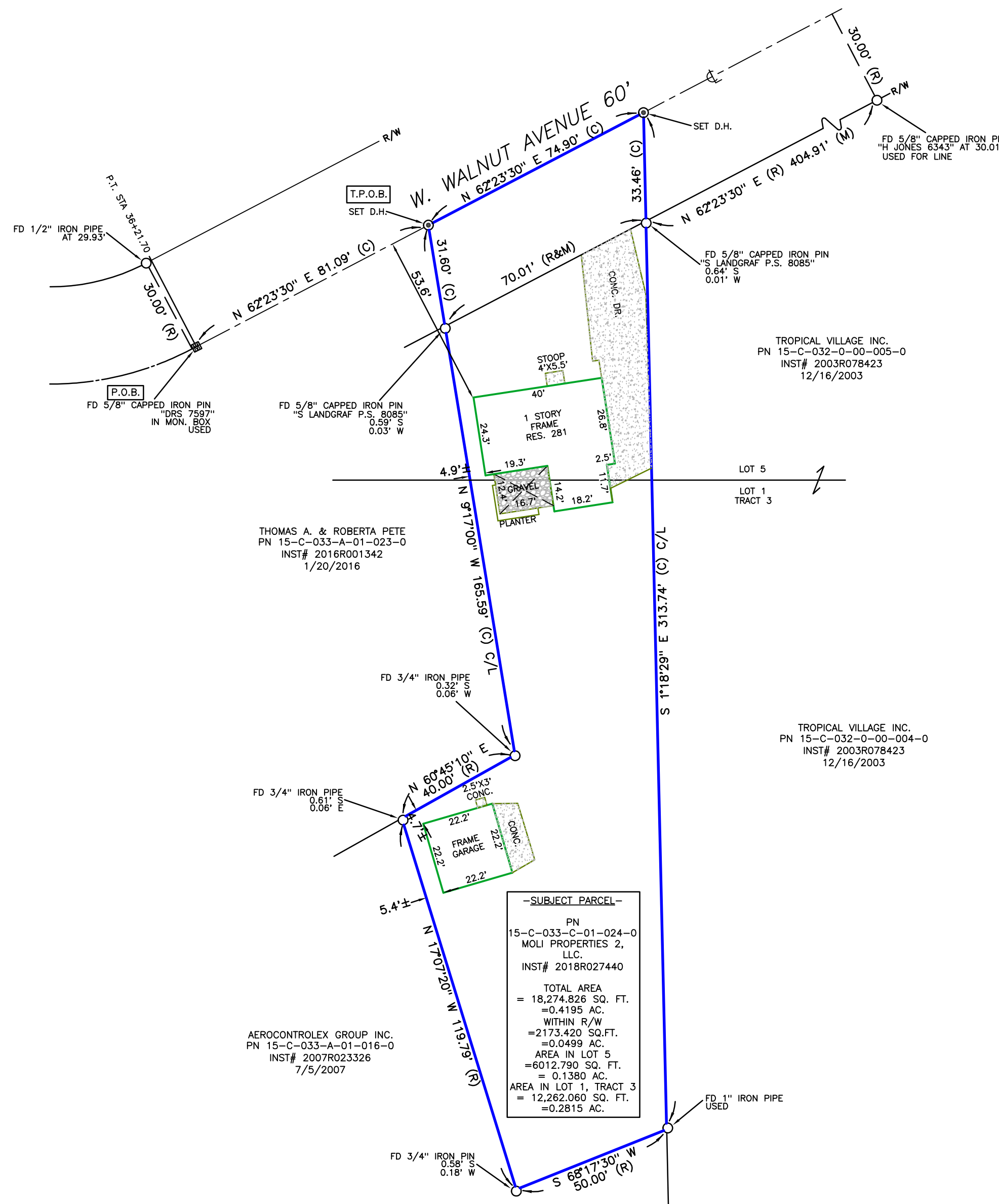
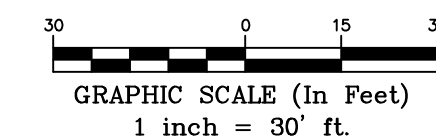
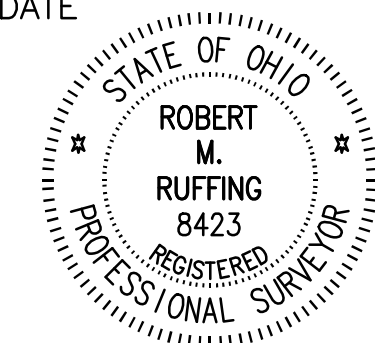
CERTIFICATION:

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT
SURVEY DONE BY MYSELF ON OCTOBER 7, 2020
WHICH CONFORMS TO THE MINIMUM STANDARDS FOR
BOUNDARY SURVEYS AND IS IN ACCORDANCE WITH
THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.


ROBERT M. RUFFING, P.S. 8423

10-18-2020

DATE



-SUBJECT PARCEL-
PN
15-C-033-C-01-024-0
MOLI PROPERTIES 2,
LLC.
INST# 2018R027440

TOTAL AREA
= 18,274.826 SQ. FT.
= 0.4195 AC.
WITHIN R/W
= 2173.420 SQ. FT.
= 0.0499 AC.
AREA IN LOT 5
= 6012.790 SQ. FT.
= 0.1380 AC.
AREA IN LOT 1, TRACT 3
= 12,262.060 SQ. FT.
= 0.2815 AC.

REVISION HISTORY: (REV.1 10/18/2020)

SURVEYORS LEGEND		ADJ ADJACENT		R/W RIGHT OF WAY		R/W RIGHT OF WAY		W.F. WOOD FRAME	
Ⓜ	MONUMENT BOX FOUND	CL	CENTERLINE	S	SOUTH	S	SOUTH	Ⓞ	GAS LINE MARKER
○	IRON PIN / PIPE FOUND (IPF / PIPF)	CLF	CHAIN LINK FENCE	P.O.B.	POINT OF BEGINNING	P.O.B.	POINT OF BEGINNING	⌋	UTILITY POLE
⦿	DROLL HOLE SET	DIST.	DISTURBED	P.O.C.	POINT OF COMMENCEMENT	P.O.C.	POINT OF COMMENCEMENT		
✕	MAG NAIL SET	E	EAST	P.O.T.	POINT OF TANGENCY	P.O.T.	POINT OF TANGENCY		
(R)	RECORD	ENCRS.	ENCROACHES	S.F.	SQUARE FEET	S.F.	SQUARE FEET		
(C)	CALCULATED	N	NORTH	VOL	VOLUME	VOL	VOLUME		
(M)	MEASURED	INST. NO.	INSTRUMENT NUMBER	W	WEST	W	WEST		

EXACTA
LAND SURVEYING
2132 E 9th St. Cleveland, OH 44115
office: 216.751.9000 | fax: 216.752.9510
www.exactasurvey.com

Job Number: 2010.0875BNDY
Field Work Date: 10/7/2020
Date: 10/07/20
Drawn By: C.D.