

2302.0109
BOUNDARY SURVEY
LAKE COUNTY

C&B SUBDIVISION VOL. 53, PG. 23-1

SURVEY OF
PN 29-A-004-I-00-012-0
AT
FULLER AVENUE (VACANT LAND)
CITY OF WICKLIFFE, COUNTY OF LAKE, STATE
OF OHIO, BEING PART OF ORIGINAL WILLOUGHBY
TOWNSHIP LOT NO. 2, TRACT NO. 12.

LEGEND

- FIR FOUND IRON ROD CAPPED
- FIR FOUND IRON ROD
- FIP FOUND IRON PIN
- SIRC 5/8" X 30" SET IRON ROD CAPPED
"R RUFFING PS 8423 EXACTA SURVEYORS"

- | | | | |
|----------|-------------------------|---|----------------|
| P | PLATTED | □ | WOOD |
| M | MEASURED | □ | GRAVEL |
| D | DEEDED | □ | CONCRETE |
| C | CALCULATED | — | PROPERTY LINE |
| GAR. | GARAGE | — | CENTER LINE |
| CONC. | CONCRETE | — | TIE IN LINE |
| D/W | DRIVEWAY | — | BUILDING LINE |
| C/L | CENTER LINE | — | ADJOINER LINE |
| R/W | RIGHT OF WAY | — | SECTIONAL LINE |
| O.R. | OFFICIAL RECORD | — | VINYL FENCE |
| P.G. | PAGE | | |
| INSTR | INSTRUMENT | | |
| S.F. | SQUARE FEET | | |
| AC. | ACRES | | |
| PN | PARCEL NUMBER | | |
| P.O.B. | POINT OF BEGINNING | | |
| T.P.O.B. | TRUE POINT OF BEGINNING | | |
| B/E | BASEMENT ENTRY | | |
| RES. | RESIDENCE | | |

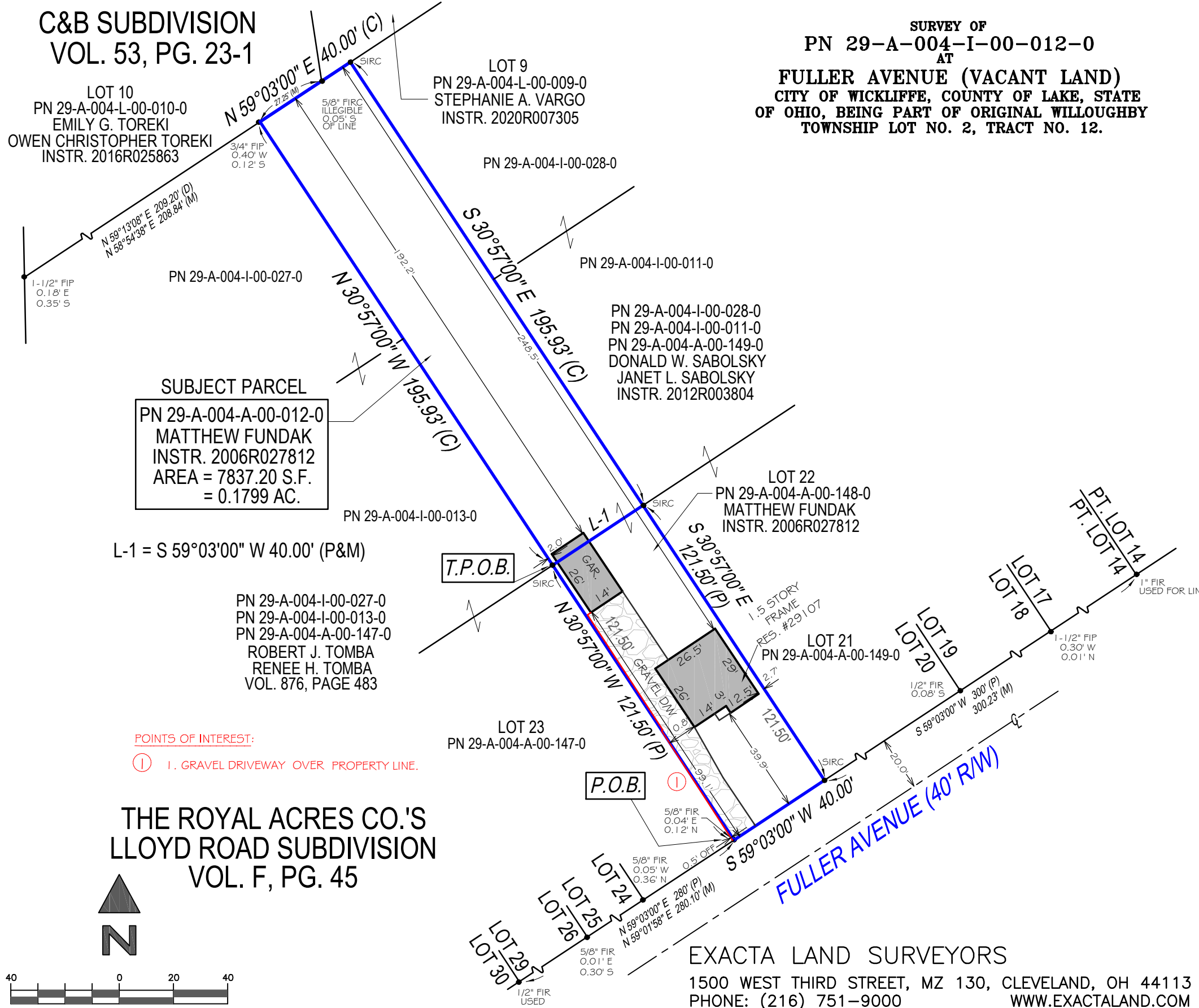
BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE ROYAL ACRES CO.'S LLOYD ROAD SUBDIVISION, PLAT VOLUME F, PAGE 45, LAKE COUNTY RECORDER'S OFFICE. THE PORTION OF THE NORTH LINE OF FULLER AVENUE (40' R/W), HAVING A BEARING OF S 59°03'00" W AND MONUMENTED AS SHOWN HEREON, IS THE BASIS OF BEARING FOR THIS PLAT.

NOTE:

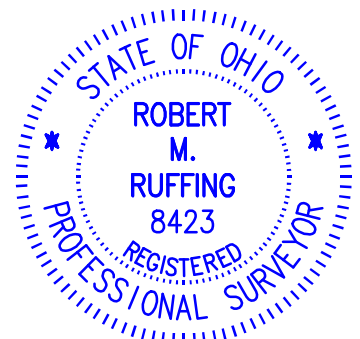
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN FEBRUARY OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



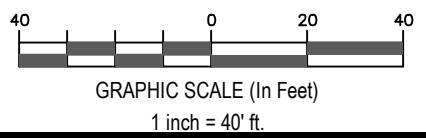
POINTS OF INTEREST:
① 1. GRAVEL DRIVEWAY OVER PROPERTY LINE.

THE ROYAL ACRES CO.'S
LLOYD ROAD SUBDIVISION
VOL. F, PG. 45



ROBERT RUFFING, P.S.
REGISTERED SURVEYOR NO. 8423
DATE 2-14-2023

EXACTA LAND SURVEYORS
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
WWW.EXACTALAND.COM
DATE: 2-14-2023
JOB NO. 2302.0109



DRAWN BY: R.R.Z.