07-00-044-102-051
052
Scan# 48848 053

NORTH

GRAPHIC SCALE
40 0 20 40
1 INCH = 40 FEET

SURVEY REFERENCES USED

1. Subject and adjoining deeds as noted
2. Plat of Survey by Land Design Consultants, dated September 2010
3. City of North Ridgeville, Case Road survey, by Richard L. Bowen and Associates, Inc.

SURVEY MONUMENTATION

- ● denotes rebar found as noted
- ▣ denotes rebar or iron pipe inside monument box assembly found as noted
- ○ denotes iron pipe found as noted
- ◉ denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96-026" ID cap set
- ◎ denotes 5/8" diameter x 30" long iron pin with "McSTEEN 7104" ID cap set from prior survey

MAP OF SURVEY
for
6116 & 6144 CASE ROAD

Known as being part of Original Ridgeville Township Lot No. 44, now situated in the

CITY OF NORTH RIDGEVILLE
COUNTY OF LORAIN – STATE OF OHIO

Mc Steen & Associates
ENGINEERS & SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
440.585.9800 Fax 440.585.9802 www.mcsteen.com

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is South 21°-09'-00" East as the centerline of Case Road, as evidenced by monuments found, and is the same bearing as found in Instrument No. 2010-0341975 of Lorain County Records. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".

Robert A. Dorner 4/19/2016
ROBERT A. DORNER REG. PROF. SURV. No. 6943

Job No.: 15-048
Field Date: March 9, 2015
Survey Date: March 19, 2015
Latest Revision Date: April 13, 2016
Previous Reference Job No.: 11-143

STATE OF OHIO ROBERT A. DORNER 6943 REGISTERED SURVEYOR

03519
APPROVED LORAIN CO. MAP DEPT
DATE 5-13-16
PAGE 7-00044
BY JHatfield
#16-03519

PARCEL No. 07-00-044-102-025
ANNA JUNE HUDAK & MELISSA HUDAK
INSTRUMENT No. 2014-0527591

5/8" REBAR MON. FD. & USED
R/W
S 69°35'21" W
1.25" IRON PIPE FND. & USED @ 24.18'
142.80' REC. & CALC.
1" IRON PIPE FND. & USED @ 23.98'
S 69°35'21" W
212.25' REC. & USED
S 85°26'30" W
5/8" REBAR BENT FD. ON 50' R/W 0.35' N.W.
ORIGINAL 50' R/W
CURRENT 60' R/W
149.99' REC. & USED
10°39'02" REC. & USED
31.80' CALC.
100.00' REC. & USED
30.34' CALC.
1" IRON PIPE FD. ON 50' R/W 0.62' N.W.
1621.02' REC.
1621.06' OBS.
CASE ROAD (60')
S 21°09'00" E (BASIS OF BEARINGS)
90.00' REC. & USED
81°27'00" REC. & USED
1" IRON PIPE FD. 0.04' E. OF 50' R/W
1" IRON PIPE FD. 0.60' N. 10.59' W OF 50' R/W
256.75' REC. & USED
546.49' CALC.
446.49' CALC.
356.49' CALC.
S 84°35'28" W
1" IRON PIPE FD. 0.40' N. 0.75' E. OF 50' R/W
R/W
OTTEN ROAD
1" IRON PIPE MON. FD. & USED
35.54' OBS.
35.56' REC.
1" IRON PIPE MON. FD. 0.13' E.

PARCEL No. 07-00-044-102-034
JUDITH A. SCHMIT
INSTRUMENT No. 2009-0291076

EXISTING FRAME GARAGE

CONSOLIDATED PREMISES
0.938 ACRE, INCLUDING
0.071 ACRE WITHIN RIGHT OF WAY

413.74' CALC. & USED
277.77' REC. & USED
N 88°12'58" E
542.97' REC. & USED
407.00' CALC & USED
1" IRON PIPE FD. & USED
91°24'06" REC. & USED
135.97'
"DISPUTED AREA" REFERENCED WITHIN LORAIN COUNTY COMMON PLEAS COURT CASE No. 14CV183179 (0.178 ACRE)
1" IRON PIPE FD. ON LINE, 0.22' E.
152.71' REC. & USED
S 21°09'00" E
CHAPELL CREEK
N 56°26'41" W 74.17'
N 74°28'13" W 33.90'
N 55°26'53" W 74.25'
N 37°33'18" W 58.03'
EXISTING TOP OF BANK CHAPELL CREEK
10.7
EXISTING 2 STORY FRAME DWELLING No. 6116
S 77°24'00" W 265.00' REC. & USED
1" IRON PIPE FD. ON LINE, 0.24' E.
345.60' REC. & USED
S 77°24'00" W
EXISTING FRAME SHED
EXISTING SPLIT-LEVEL FRAME DWELLING No. 6144

REMAINDER PREMISES
3.552 ACRES, INCLUDING
0.062 ACRE WITHIN RIGHT OF WAY

PARCEL No. 07-00-044-102-035
MARK A. FOWLER
INSTRUMENT No. 2010-0341975

PARCEL No. 07-00-044-102-033
JANE MARQUARD LUNAS
VOL. 1352, PG. 234

N 00°22'56" W
228.91' REC. & USED
550.10' REC. & USED
S 89°48'22" W

PARCEL No. 07-00-044-102-019
BOARD OF TRUSTEES OF LORAIN COUNTY COMMUNITY COLLEGE
VOL. 1343, PG. 209

PARCEL No. 07-00-044-102-018
VIRGINIA GOODIN
INSTRUMENT No. 2008-0266840