

# BOUNDARY SURVEY

## OF

### 35726 CENTER RIDGE ROAD

### PARCEL NO. 07-00-021-101-072

### CITY OF NORTH RIDGEVILLE, OHIO

Situated in the City of North Ridgeville, County of Lorain and State of Ohio and known as being part of the Original Ridgeville Township Lot No. 21.

## CENTER RIDGE ROAD WIDENING DEEDS

Parcel 70, WD.V. - Parcel No. 07-00-021-101-069 Land conveyed to City of North Ridgeville by deed dated September 25, 2014 and recorded in Instrument No. 2014-0520054 of Lorain County Deed Records.  
Parcel 71, WD.V. - Parcel No. 07-00-021-101-071 Land conveyed to City of North Ridgeville by deed dated October 16, 2014 and recorded in Instrument No. 2014-0522251 of Lorain County Deed Records.  
Parcel 72, WD.V. - Parcel No. 07-00-021-101-073 Land conveyed to City of North Ridgeville by deed dated September 25, 2014 and recorded in Instrument No. 2014-0520057 of Lorain County Deed Records.  
Parcel 73, WD.V. - Parcel No. 07-00-021-101-036 Land conveyed to City of North Ridgeville by deed dated May 27, 2015 and recorded in Instrument No. 2015-0545990 of Lorain County Deed Records.  
Parcel 74, WD.V. - Parcel No. 07-00-021-101-038 Land conveyed to City of North Ridgeville by deed dated October 16, 2015 and recorded in Instrument No. 2015-0563228 of Lorain County Deed Records.

## DEED OF RECORD

Land conveyed to Debra D. Vasi by deed dated March 7, 2017 and recorded in Instrument No. 2017-0621398 of Lorain County Deed Records.

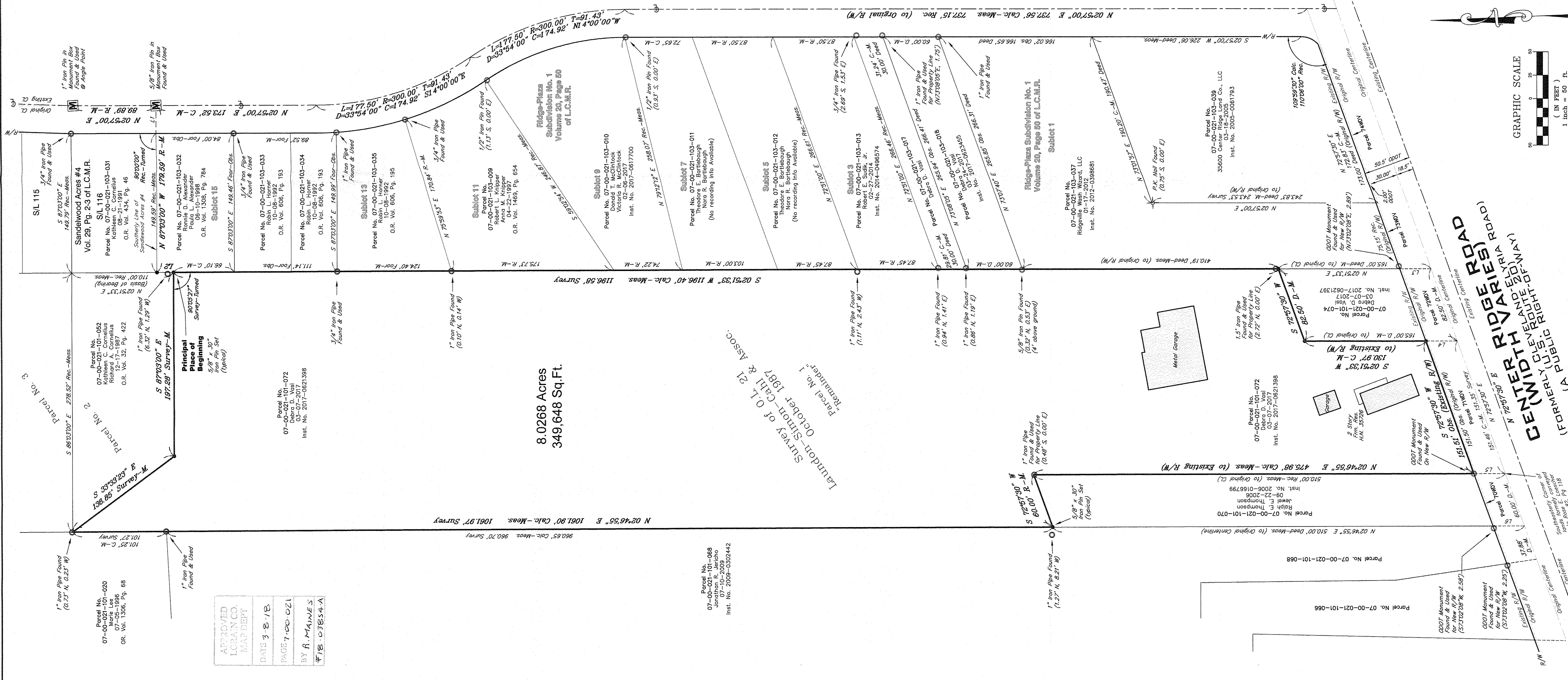
## BASIS OF BEARINGS

The westerly subdivision line as North 02°51'33" East, in the Sandelwood Acres #4 as shown on the plot recorded in Volume 29, Pages 2-3 of Lorain County Map Records.

## REFERENCE SURVEYS

- Survey of Part of O.L. 21 Ridgeville Township by Laundon-Simon-Cahl & Associates, dated October 1987, (Survey)
  - Survey for Clerk Refining & Marketing by Laundon-Simon-Cahl & Associates, dated March 1995, (Survey)
  - Survey of Existing Sublots 13 & 15 by Foor & Associates, dated October 1992, (Foot)
- \*\*\* All above surveys are Lorain County Tax Map Department Reference Surveys.\*\*\*
- Ohio Department of Transportation (ODOT) Right of Way Plans - LOR-20-2213, Dated November 1, 2013, (ODOT)
  - Ridge-Plaza Subdivision No. 1, Volume 20, Page 50 of Lorain County Map Records, (Rec.)
  - Sandelwood Acres #4, Volume 29, Page 2 - 3 of Lorain County Map Records, (Rec.)

## RIDGE PLAZA DRIVE 60' (A PUBLIC RIGHT-OF-WAY)



APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 3-8-18  
PAGE 1-00-021  
BY R. MAINES  
#18-03834-A

8.0268 Acres  
349,648 Sq. Ft.

Parcel No. 07-00-021-101-068  
Jonathan R. Jericho  
Inst. No. 2008-0302442

Laundon-Simon-Cahl & Assoc.  
Survey of O.L. 21  
Parcel No. 1  
Remainder  
Parcel No. 1  
Survey of October 1987

Line	Length	Bearing
L1	30.00' R-M	S87°03'00"E
L2	17.90' C-M	S02°51'33"W
L3	94.09' C-M	N02°51'33"E
L4	94.09' C-M	N02°51'33"E
L5	94.02' C-M	N02°46'55"E
L6	94.02' C-M	N02°46'55"E

## LEGEND

- Monument Box Found
  - Iron Pin or Pipe Found
  - 5/8" Iron Pin Set
  - Drill Hole Set / Found
  - P.K. Nail Set / Found
  - Volunteers
- Centerline  
Property Line  
Enrollment Line  
Railroad Tracks  
Wood Fence Line  
Observed  
Arc Length  
A.F.N.  
Asph.  
Bldg.  
C.C.M.R.  
Clerk  
Concrete  
Curb  
Doc.  
Enz.  
E.  
Gar.  
H.N.  
L.C.A.  
K.  
N.  
N/A  
O.L.
- Observed  
Auditor's File Number  
P.P.N.  
Permanent Parcel  
Place of Beginning of  
Lorain County Map  
Parcel  
Proposed  
Pg. No.  
R/W  
Rec./R.  
Right-of-Way  
Spare Feet  
Story  
Stu.  
Station  
Volume  
W.

## SURVEYOR CERTIFICATION

This plot was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian unless indicated otherwise. I hereby certify that the plat is to the best of my knowledge, I have surveyed the land which is the subject of this drawing and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Peter J. Gaurloff  
P.S. No. 8646  
February 28, 2018  
Date

Note: ● Denotes 5/8"x30" Iron pin set and capped "Riverstone Company-P55747-P58648"

**RIVERSTONE**  
LAND SURVEYING - ENGINEERING - DESIGN  
3800 W. WILSON AVENUE, SUITE 100  
PHOENIX, ARIZONA 85018-4411  
PHONE: (216) 491-2000 FAX: (216) 491-9640  
WWW.RIVERSTONESURVEY.COM