

BOUNDARY SURVEY

MADE FOR
LORAIN & ROOT, LLC

Part of Original Ridgville Township, Lot Numbers 11 and 14
City of North Ridgville, Lorain County, State of Ohio
Order No. 18-039 • F.B. See Folder/Data Collector • Root and Lorain.dwg

The intent of this survey is to:
• Prepare New legal description of Parcel Number 07-00-014-106-005 (Parcel 2)
• Prepare New legal description of Parcel Number 07-00-011-103-078 (Parcel 4)
• Split Parcel 07-00-011-103-070
• Combine portion of Parcel 07-00-011-103-070 with Parcel 07-00-014-106-001 and Parcel 07-00-014-106-004 (Parcel 1)
• Combine portion of Parcel 07-00-011-103-070 with Parcel 07-00-014-106-006 (Parcel 3)

REFERENCES

- Title and Adjoiner Deeds
- Dedication Plat No. 2 Lorain Rd and Root Rd by KS Associates - Plat Vol. 91 Pg. 40
- Ridgefield Homes Subdivision No. 2 by Mackay & Associates - Plat Vol. 57 Pgs. 70-73
- Woodbridge Court Subdivision No. 2 by Mackay & Associates - Plat Vol. 98 Pgs. 15-16
- 1991 Survey by Haponek & Associates for Karl Kiesel - Survey Doc. No. 25362
- 1983 Survey by Kleinoeder-Schmidt Associates for Karl Kiesel - Survey Doc. No. 25363
- 1977 Survey by J.R. Foor & Associates for West, West & Sherman Co. - Survey Doc. No. 25361
- 1994 Survey by K.E. McCartney Associates for Robert Moore - Survey Doc. No. 23516
- 1972 Survey by Gary E. Penfound for Vernon Smith & Robert Hayes - Survey Doc. No. 46189
- 1967 Survey by Gary E. Penfound for Dyer N. Sweet - Survey Doc. No. 46177
- 1966 Survey by Gary E. Penfound for Dyer N. Sweet - Survey Doc. No. 38533
- 1974 Survey by J.R. Foor & Associates for Harold Sweet - Survey Doc. No. 32434

I hereby state that this plot is a true and accurate representation of the premises shown hereon, and was based on an actual survey performed on the ground, and is in accordance with the Minimum Standards for boundary surveys as adopted by the State of Ohio Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses are given to the Ohio North State Plane Grid, and are used to indicate angles only.

HOFMANN-METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS
24 BEECH ST. - P.O. BOX 343
BEREA, OHIO 44017
(440) 234-7350 FAX (440) 234-7351
EMAIL: rich_hm@ameritech.net



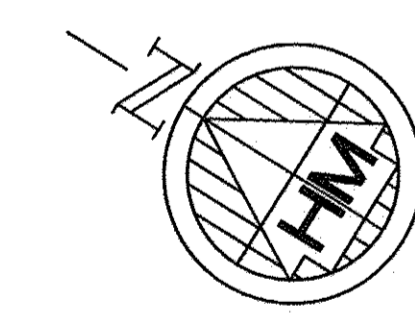
Richard Metzker
Registered Surveyor No. 7477
April 17, 2018
Date

SURVEY LEGEND

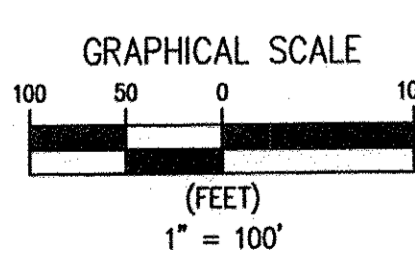
- act Denotes Actual Distance or Angle
- calc Denotes Calculated Distance or Angle
- obs Denotes Observed Distance or Angle
- d Denotes Deed Distance or Angle
- u Denotes Used Point, Distance or Angle
- fd Denotes Point Found
- pnfd Denotes 1967 Survey for Dyer N. Sweet by Gary Penfound
- ks 1 Denotes 1983 Survey for Karl Kiesel by Kleinoeder-Schmidt Associates
- ks 2 Denotes 2016 Dedication Plat by KS Associates
- hap Denotes 1991 Survey for Karl Kiesel by Haponek and Associates
- foor Denotes 1977 Survey for West, West & Sherman Co. by J.R. Foor and Associates
- R/W Denotes Right of Way
- C Denotes Centerline
- Denotes Property Line
- I.P.S. Denotes Iron Pin Set and capped 6752/7477
- Denotes Iron Pin Found
- Denotes Iron Pipe Found
- Denotes Monument Found
- Point fd S58°05'35"W-0.35' Denotes Direction and Distance point found is from Corner

OWNERSHIP

- 001 07-00-014-106-001 Lorain & Root, LLC Instrument Number 2006-0182664
- 003 07-00-014-106-003 JDA Ridgville, LLC Instrument Number 2016-0602214
- 004 07-00-014-106-004 Lorain & Root, LLC Instrument Number 2006-0182662
- 005 07-00-014-106-005 Lorain & Root, LLC Instrument Number 2006-0182662
- 006 07-00-014-106-006 Lorain & Root, LLC Instrument Number 2006-0182666
- 012 07-00-011-103-012 Sarah L. Ditzel Instrument Number 2012-0427451 (Parcel 1)
- 028 07-00-011-103-028 Mildred I. Smith Instrument Number 2000-0671388
- 048 07-00-011-103-048 Thomas E. & Margaret F. Lesniak Instrument Number 2005-0090721
- 055 07-00-011-103-055 Mildred I. Smith Instrument Number 2000-0671387
- 058 07-00-011-103-058 City of North Ridgville Deed Vol. 1238 Page 267
- 059 07-00-011-103-059 Sarah L. Ditzel Instrument Number 2012-0427451 (Parcel 2)
- 067 07-00-011-103-067 Robert B. Hayes & Carolyn L. Zack Instrument Number 2012-0408311 (Parcel 2)
- 068 07-00-011-103-068 Mildred I. Smith Instrument Number 2012-0423953
- 070 07-00-011-103-070 Lorain & Root, LLC Instrument Number 2006-0182662
- 074 07-00-011-103-074 Robert S. Moore, Trustee of the Robert S. Moore Revocable Trust Instrument Number 2003-0892621 (Parcel 2)
- 076 07-00-011-103-076 Mildred I. Smith Instrument Number 2000-0671389
- 077 07-00-011-103-077 Robert B. Hayes & Carolyn L. Zack Instrument Number 2012-0408311 (Parcel 1)
- 078 07-00-011-103-078 Lorain & Root, LLC Instrument Number 2006-0182662
- 089 07-00-011-103-089 Robert P. Moore Instrument Number 2017-0628202
- 090 07-00-011-103-090 Robert S. & Julia E. Moore Instrument Number 2003-0892624 (Parcel 1)
- 108 07-00-011-103-108 Ridgefield Homeowners Association Park Area "D" Ridgefield Homes, Inc. Subd. No. 2 Volume 57 Page 70



BASIS OF BEARINGS
Ohio North State Plane Grid
ODOT VRS Network NAD 83 (2011)
April 2018



APPROVED
LORAIN CO. MAP DEPT
DATE 5-29-18
PAGE 700-04
BY R. MAINES
#18-03819

07-00-011-103-186 thru -189
07-00-014-106-005, -007 thru -009

