

BOUNDARY SURVEY

OF
34781 LORAIN ROAD
 (AKA 34781 BUTTERNUT RIDGE ROAD)
 PARCEL No. 07-00-013-000-026
 PARCEL No. 07-00-013-000-037
 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. 13.

LORAIN ROAD 60'
 (ALSO KNOWN AS BUTTERNUT RIDGE ROAD)
 (FORMERLY STATE ROUTE 10)
 (FORMERLY 50 FEET WIDE)
 (A PUBLIC RIGHT-OF-WAY)

Place of Beginning
 1" Iron Pin in Monument Box Found & Used

Drill Hole Found & Used for Centerline (S45°13'25"W 0.07')
 Angle Point

ISLAND ROAD 60'
 (A PUBLIC RIGHT-OF-WAY)

PARCEL AREAS

Parcel No. 1 - Parcel No. 07-00-013-000-026
 Total 0.4943 Acres 21,533 Sq.Ft.
 Within R/W 0.0619 Acres 2,697 Sq.Ft.
 Net 0.4324 Acres 18,836 Sq.Ft.

Parcel No. 2 - Parcel No. 07-00-013-000-037
 Total 0.0464 Acres 2,021 Sq.Ft.

LINE TABLE		
Line	Length	Bearing
L1	24.76' Calc.-Meas. 25.00' Deed	N42°22'34"E
L2	24.76' Plat.-Meas. 25.00' Deed	S42°22'34"W

LEGEND

⊠	Monument Box Found	⊕	Sign Post
○	Iron Pin or Pipe Found	●	Bollard
⊙	5/8" Iron Pin Set	⊖	Centerline
⊕	Drill Hole Set / Found	⊖	Property Line
⊕	P.K. Nail Set / Found	⊖	Easement No.
⊕		⊖	Encroachments
⊕		⊖	Violations
---	Parcel Line	---	
---	Original Sublot Line	---	
---	Original Lot / Section Line	---	
---	Centerline	---	
---	Property Line	---	
---	Right-of-way Line	---	
---	Easement Line	---	
---	Wood Fence Line	---	
A	Arc Length	N	North
Adj.	Adjusted	Obs.	Observed
Adj.	Adjusted	Off.	Official Record
Adj.	Adjusted	Ord.	Ordinance
Adj.	Adjusted	P.D.B.	Plat-Deed
Calc./C.	Calculated	P.P.D.B.	Plat-Property Deed
CL.F.	Chain Link Fence	P.P.	Principle Place of Beginning
Conc.	Concrete	P.P.	Principle Place of Beginning
Doc.	Document	P.P.	Principle Place of Beginning
D.V.	Deed Volume	P.P.	Principle Place of Beginning
Encr.	Encroachment	R/W	Right-of-way
Ele.	Electric	R/R	Record
Est.	East	Sq.Ft.	Square Feet
Fm.	Frame	Sty.	Story
G.	Garage	Sq.Ft.	Square Feet
H.N.	House Number	Sty.	Story
Inst.	Instrument	Sty.	Story
L/S	Landscape	Tp.	Typical
L.C.A.	Limited Common Area	Vol.	Volume
L.C.M.R.	Lorain County Map Records	Vol.	Volume
Meas./M.	Measured	W.	West

REFERENCE SURVEYS

- 1.) Butternut Grove Subdivision No. 1, Volume 63, Page 43-46 of Lorain County Map Records. (Plat)
- 2.) Butternut Grove Subdivision No. 2, Volume 90, Page 27-30 of Lorain County Map Records.
- 3.) Deerfield Subdivision No. 2, Volume 66, Page 67-68 of Lorain County Map Records.

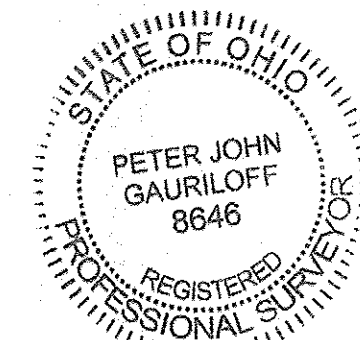
BASIS OF BEARINGS

The centerline of Lorain Ridge Road as North 45°13'25" East in the Butternut Grove Subdivision No. 1 as shown on the plat recorded in Volume 63, Pages 43-46 of Lorain County Map Records.

SURVEYOR CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Peter J. Gauriloff P.S. No. 8646 Date October 2, 2018

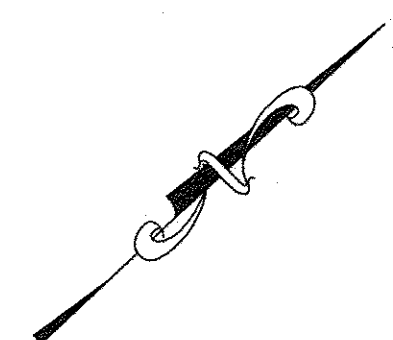


Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

PLANTATION PLACE 60'
 (A PUBLIC RIGHT-OF-WAY)

07-00-013-000-026
 -037

APPROVED
 LORAIN CO. MAP DEPT
 DATE 10-9-18
 PAGE 7-00-013
 BY R. MAINES
 #18-0396TC



GRAPHIC SCALE
 20 0 10 20
 (IN FEET)
 1 inch = 20 ft.

RIVERSTONE
 LAND SURVEYING - ENGINEERING - DESIGN
 3800 LAKESIDE AVENUE - SUITE 100
 CLEVELAND - OHIO - 44114
 PHONE: (216) 491-2000 FAX: (216) 491-9640
 WWW.RIVERSTONESURVEY.COM