BOUNDARY SURVEY
OF
2200 NORTH RIDGE ROAD
PARCEL NO. 03-00-109-132-017
TOWNSHIP OF SHEFFIELD, OHIO

Situated in the Village of Sheffield, County of Lorain and State of Ohio and known as being part of Sublot Nos. 1, 2, 49, and 50 in the Eschtruth Allotment of part of the Original Sheffield Township Lot No. 109 and Original Elyria Township Lot No. 13, Burrell and Day Tract as shown by the plat recorded in Volume 7, Page 48 of Lorain County Map Records.

REFERENCE SURVEYS

1.) Eschtruth Allotment, Volume 7, Page 48 of Lorain County Map Records. (Rec.)

2.) Ohio Department of Transportation (ODOT) Right of Way Plans – LOR–254–0.01. (ODOT)

3.) Ohio Department of Transportation (ODOT) Right of Way Plans – LOR–57–19.58 and recorded in Volume 14, Page 38–39 of Lorain County Map Records. (ODOT)

4.) Map of Survey and Proposed Parcel Split by McClinchy & Associates Inc. Dated June 1979. (Survey)

BASIS OF BEARINGS

The centerline of North Ridge Road East as North 87°12'58" East in Ohio Department of Transportation (ODOT) Right of Way Plans – LOR–254–0.01.

APPROVED
LORAIN CO.
MAP DEPT
DATE 7-3-19
PAGE 3-00-109
BY R. MAINES
#19-041260

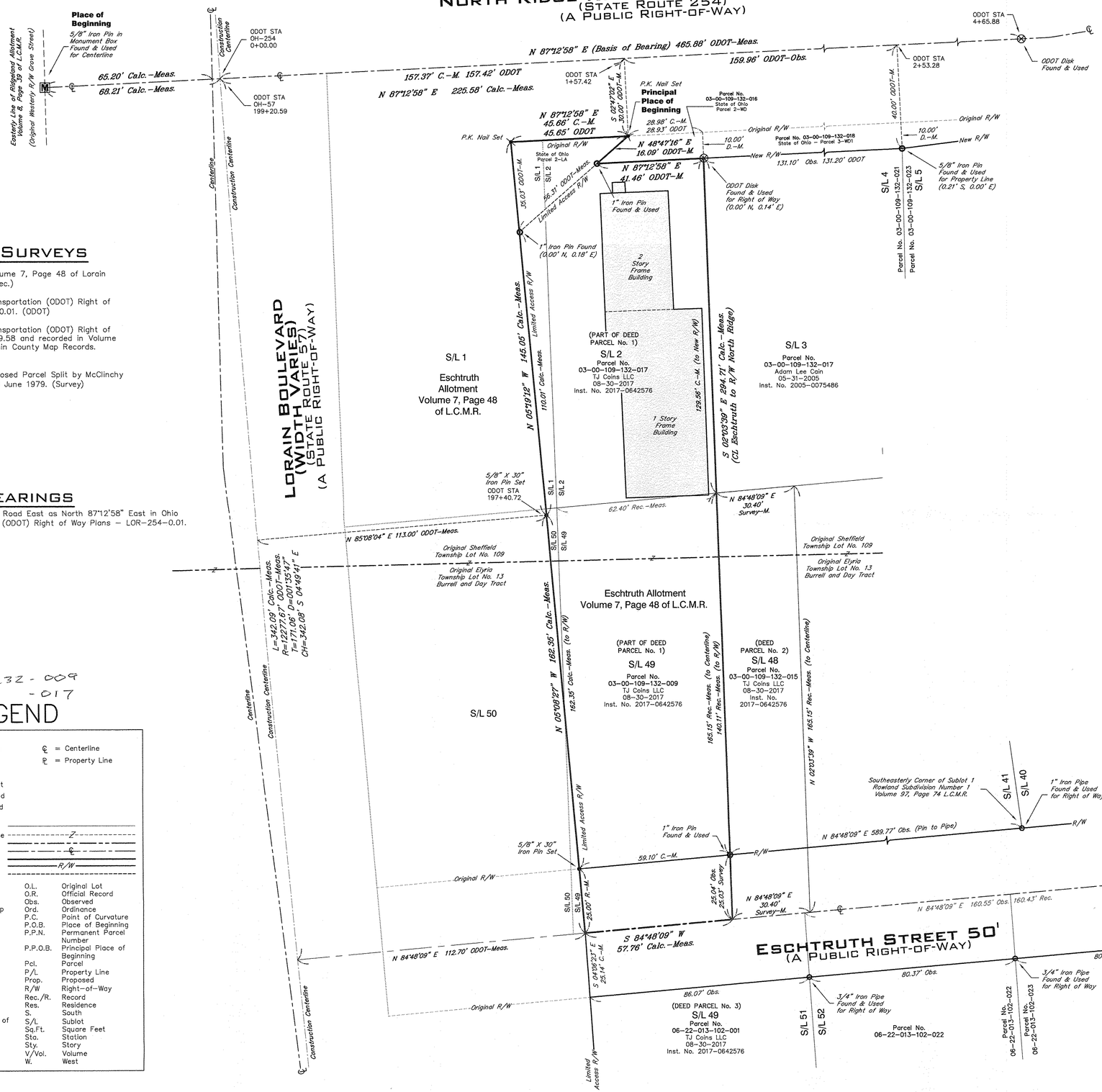
03-00-109-132-009
-017

LEGEND

- M = Monument Box Found
- O = Iron Pin Found
- ○ = Iron Pipe Found
- ● = 5/8"x30" Iron Pin Set
- ◉ = Drill Hole Set / Found
- ⊕ = P.K. Nail Set / Found
- ℄ = Centerline
- ℙ = Property Line

Parcel / Sublot line
Original Parcel / Sublot Line
Original Lot / Section Line
Centerline
Subject Property Line
Right–of–way Line
Easement Line

A	Arc Length	O.L.	Original Lot
B.N.	Building Number	O.R.	Official Record
Bldg.	Building	Obs.	Observed
L.C.M.R.	Lorain County Map Records	Ord.	Ordinance
		P.C.	Point of Curvature
Calc./C.	Calculated	P.O.B.	Place of Beginning
CH	Chord	P.P.N.	Permanent Parcel Number
D.H.	Drill Hole		
D.V.	Deed Volume	P.P.O.B.	Principal Place of Beginning
Doc.	Document		
E.	East	Pcl.	Parcel
Ex.	Existing	P/L	Property Line
H.N.	House Number	Prop.	Proposed
Inst.	Instrument	R/W	Right–of–Way
Meas./M.	Measured	Rec./R.	Record
N.	North	Res.	Residence
N/A	Not Available	S.	South
O.D.O.T	Ohio Department of Transportation	S/L	Sublot
		Sq.Ft.	Square Feet
		Sta.	Station
		Sty.	Story
		V/Vol.	Volume
		W.	West



REFERENCE DEEDS

Parcel No. 03–00–109–132–017
(Part of Deed Parcel No. 1)
Land conveyed to TJ Coins LLC by deed dated August 30, 2017 and recorded in Instrument No. 2017–0642576 of Lorain County Deed Records.

Parcel No. 03–00–109–132–009
(Part of Deed Parcel No. 1)
Land conveyed to TJ Coins LLC by deed dated August 30, 2017 and recorded in Instrument No. 2017–0642576 of Lorain County Deed Records.

Parcel 2–WD – Parcel No. 03–00–109–132–016
Land conveyed to State of Ohio by deed dated November 19, 2013 and recorded in Instrument No. 2013–0486660 of Lorain County Deed Records.

Parcel 2–LA
Land conveyed to State of Ohio by deed dated November 19, 2013 and recorded in Instrument No. 2013–0486661 of Lorain County Deed Records.

PARCEL AREA

Total	0.4559	Acres	19,860 Sq.Ft.
Within R/W	0.0335	Acres	1,461 Sq.Ft.
Net	0.4224	Acres	18,399 Sq.Ft.

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.

STATE OF OHIO
EDWARD B. DUDLEY, III
S-6747
REGISTERED PROFESSIONAL SURVEYOR

ADD R/W to Property (Per County) July 1, 2019
June 24, 2019

Edward B. Dudley, III — P.S. No. 6747 — Date

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

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
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WWW.RIVERSTONESURVEY.COM

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2200 NORTH RIDGE ROAD BOUNDARY SURVEY

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