

BOUNDARY SURVEY

OF

9700 ROOT ROAD

PARCEL No. 11-00-010-000-021

EATON TOWNSHIP, OHIO

Sited in the Township of Eaton, County of Lorain and State of Ohio and known as being part of the Original Eaton Township Lot No. 10.

PROPERTY AREA

Total	0.9731 Acres	42,389 Sq.Ft.
Within R/W	0.0115 Acres	500 Sq.Ft.
Net	0.9616 Acres	41,889 Sq.Ft.

BASIS OF BEARINGS

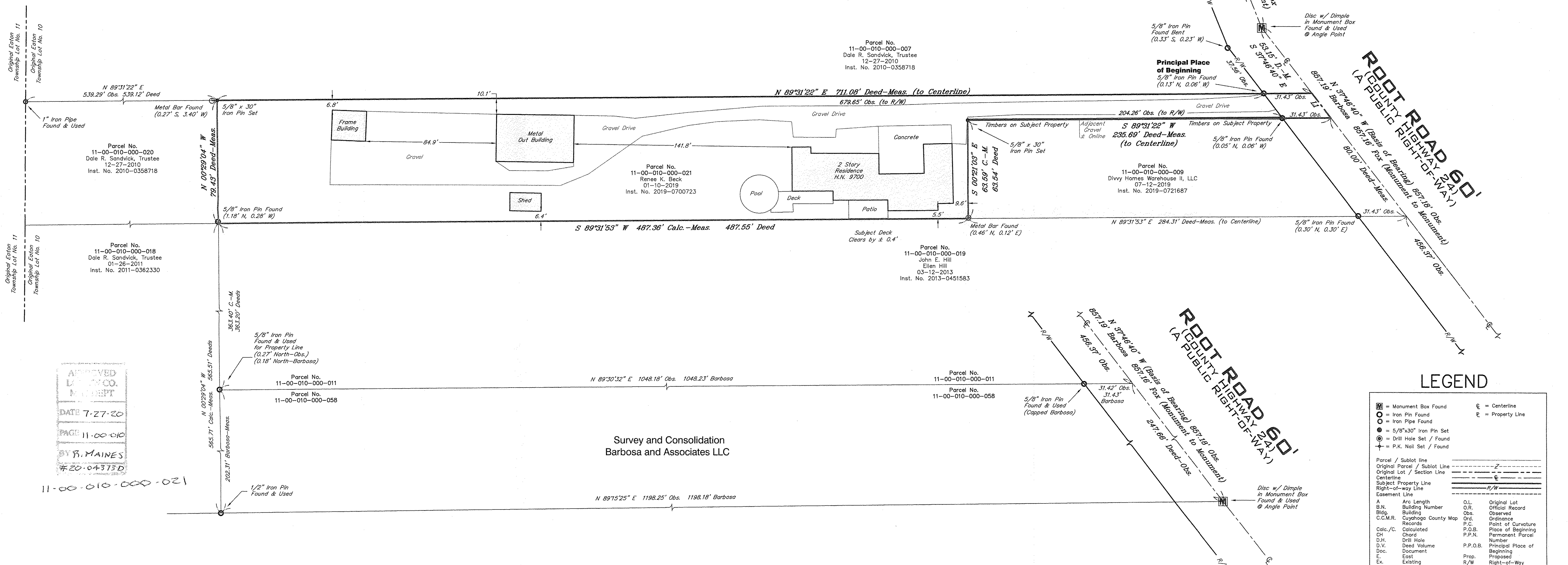
The centerline of Root Road as North 37°26'40" West as shown in the Warranty Deed as recorded in Volume 1318, Pages 394 of Lorain County Map Records.

REFERENCE SURVEYS

Boundary Survey by Patrick A. McGannon, dated January 2011. (McGannon)
 Survey and Consolidation by Barbosa and Associates LLC, dated October 2018. (Barbosa)
 Plat of Survey for 57.2966 and 31.0722 Acre Parcels by William L. Fox, dated November 1985. (Fox)
 Survey of P.P.N. 11-00-010-000-029 by The Henry G. Reitz Engineering Co., dated April 2010. (Reitz)
 Lorain County Historical Tax Maps

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

Line Table		
Line #	Length	Bearing
L1	20.00' Deed-M.	S 37° 46' 40" E

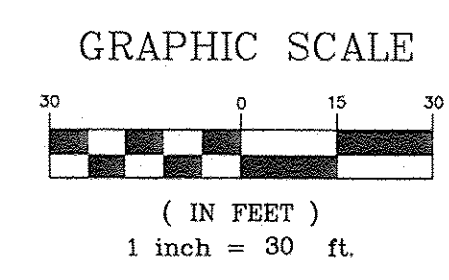


APPROVED
LAND SURVEYING
DATE 7-27-20
PAGE 11-00-010
BY P. MAINES
#20-04373D

Survey and Consolidation
Barbosa and Associates LLC

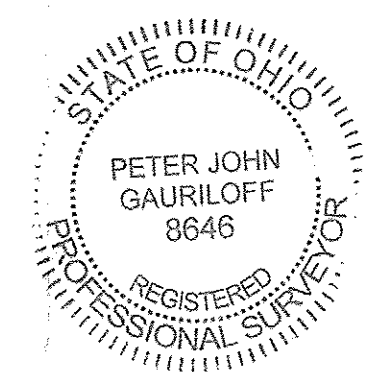
LEGEND

	Monument Box Found		Centerline
	Iron Pin Found		Property Line
	Iron Pipe Found		
	5/8" x 30" Iron Pin Set		
	Drill Hole Set / Found		
	P.K. Nail Set / Found		
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
C.C.M.R.	Cuyahoga County Map	Ord.	Ordinance
Records	Records	P.C.	Point of Curvature
Calc./C.	Calculated	P.G.S.	Place of Beginning
CH	Chord	P.P.N.	Permanent Parcel
D.H.	Drill Hole	Number	Number
D.V.	Deed Volume	P.P.O.B.	Principal Place of
Doc.	Document	Prop.	Proposed
E.	Existing	R/W	Right-of-Way
H.N.	House Number	Rec./R.	Record
Inst.	Instrument	Res.	Residence
Meas./M.	Measured	S.	South
N.	North	S/L	Sublot
N/A	Not Available	Sq.Ft.	Square Feet
O.D.O.T	Ohio Department of Transportation	Sty.	Story
		V/Val.	Volume
		W.	West



SURVEYOR CERTIFICATION

This plot was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown herein 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 July 16, 2020

Note: ● Denotes 5/8" x 30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

RIVERSTONE

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