

BUTTERNUT RIDGE ROAD 50'

(FORMERLY CLEVELAND-OSBERLIN ROAD)
(FORMERLY STATE ROUTE 10)
(A PUBLIC RIGHT-OF-WAY)

BOUNDARY SURVEY

OF
37855 BUTTERNUT RIDGE ROAD
PARCEL NO. 11-00-089-000-021
PARCEL NO. 11-00-089-000-022
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 Eaton Township Lot No. 89.

BASIS OF BEARINGS

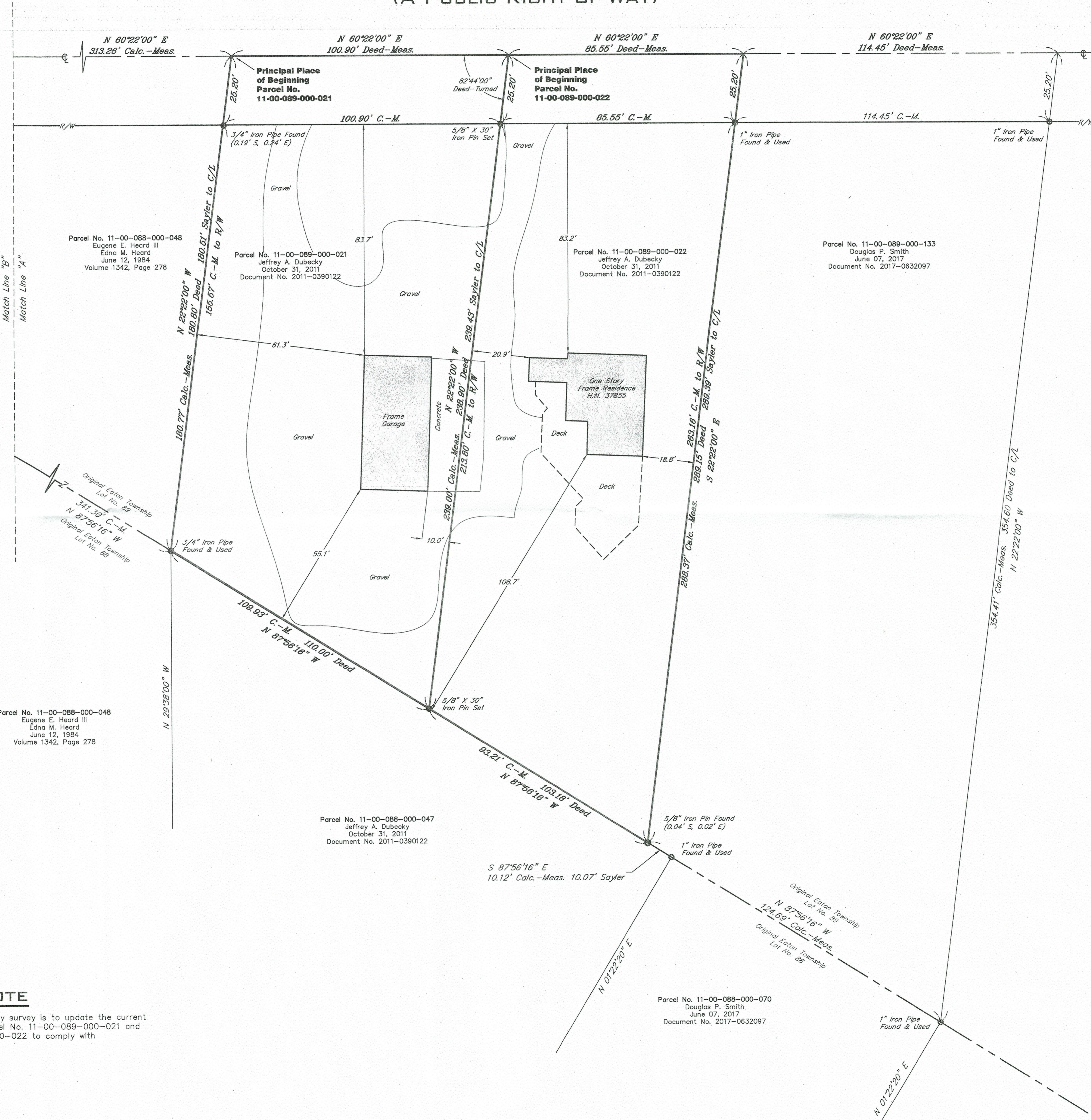
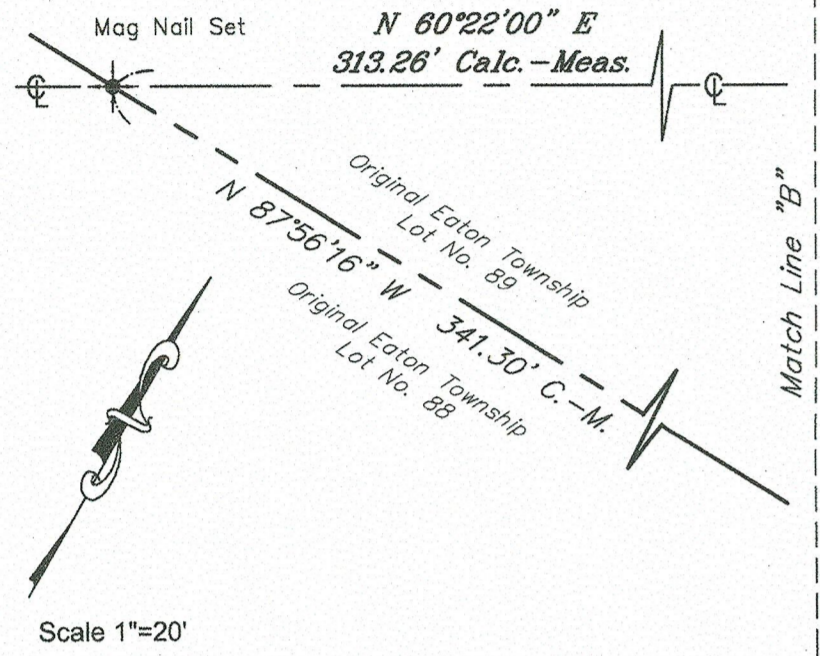
The centerline of Butternut Ridge Road as North 60°22'00" East in land conveyed to Jeffrey A. Dubecky by the deed recorded in October 31, 2011 and recorded in Document No. 2011-0390122 of Lorain County Records

LAND AREA

| Parcel No. | Total | Acres | Sq. Ft. |
|--|--------|-------|---------------|
| Parcel No. 11-00-089-000-021 | | | |
| Total | 0.4823 | Acres | 21,007 Sq.Ft. |
| Within the R/W of Butternut Ridge Road | 0.0579 | Acres | 2,523 Sq.Ft. |
| Net | 0.4244 | Acres | 18,484 Sq.Ft. |
| Parcel No. 11-00-089-000-022 | | | |
| Total | 0.5137 | Acres | 22,377 Sq.Ft. |
| Within the R/W of Butternut Ridge Road | 0.0491 | Acres | 2,139 Sq.Ft. |
| Net | 0.4646 | Acres | 20,238 Sq.Ft. |

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REFERENCE SURVEYS

- Survey of P.P.N. 11-00-089-000-023 for Helen J. Smith performed by Stuart W. Saylor, PS No. 8028 in March of 2006 (Lorain County Survey No. 39046)

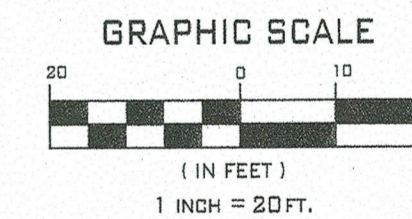
LEGEND

- ☐ = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- ⊙ = Drill Hole Set / Found
- ⊕ = Mag Nail Set / Found
- ⊕ = Centerline

PLEASE NOTE

The intent of this boundary survey is to update the current legal descriptions for Parcel No. 11-00-089-000-021 and Parcel No. 11-00-089-000-022 to comply with Lorain County Standards.

50372
APPROVED
LORAIN CO.
MAP DEPT.
DATE 9/2/21
BLK 11-00-089
BY A Carden
#21-04650-C

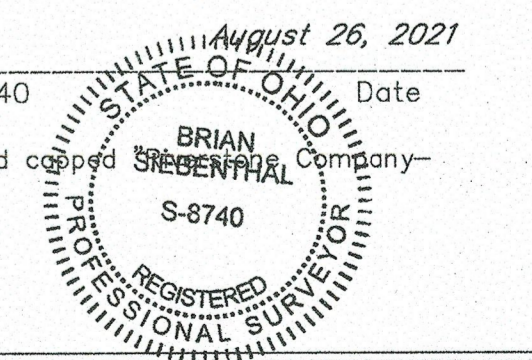


SURVEYOR CERTIFICATION

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 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.

Brian Siebenthal
Brian Siebenthal P.S. No. 8740 August 26, 2021 Date

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

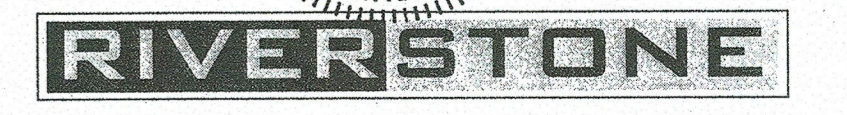


DRAWN BY

BDK, BS

APPROVED

EBD PS No. 6747



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