N:\LAND DEVELOPMENT\Projects\13811A\Riverside Trail Storage LLC\Survey\13811A-LS.dwg, SURVEY, 9/16/2021 9:50:17 AM

SURVEY REFERENCES

1. ALTA Survey for RPME Properties, LLC –County Scan File No. 14–03257 in Lorain County Records. Prepared by Hofmann–Metzker, Inc. Dated: April 29, 2014
2. Split Map for Parcel "A" of Riverside Golf Association made for Bereo Animal Rescue – County Scan File No. 12–03089 in Lorain County Records. Prepared by James B. Root & Associates, Dated: May 1, 2012.
3. Redfern Farms Subdivision Number 1, Recorded in Vol. 60, Page 25 of Lorain County Records. Prepared by Giles Nelson & Assoc., Inc. Dated: October 31, 1997.
4. Plat of Survey for The Old Mill. Prepared by Gary E. Penfound Reg Surveyor No. 4457, Dated October, 1972.
5. Northwood Subdivision, Recorded in Vol. 291, Page 30 if Cuyahoga County Records. Prepared by Henry C. Reitz Engineering Co., Dated: September, 1996.
6. Boundary and Topographic Survey For PPN 12–00–021–105–005 – Instrument No. 97–0485950 for BDC Builders & Developers, Prepared By Carl R. Anderson Reg. Surveyor No. 6582, Dated March, 2003.
7. Plat of Survey for Ross Frick. Prepared by Gary E. Penfound Reg. Surveyor No. 4457, Dated: April, 1974.
8. Lot Split & Consolidation Plat made for Clint Williams, Prepared by Hofmann – Metzker, Inc., Dated: June 18, 2000.
9. Plat of Survey and Consolidation for David A. & Sheena Goggi recorded in Vol. 347, Page 19 of Cuyahoga County Records. Prepared by Martin J. O'Conner Reg. Surveyor No. 7286
10. The West View Realty Co. West View Park Recorded in Vol. 13, Page 1 of Lorain County Records. Prepared by Warden & Laundon Civil Engineers, Dated: May 3, 1927.

MALLET CREEK –BAY VILLAGE ROAD
(a.k.a. EAST RIVER ROAD) 60'
(S.R. 252)

S11°40'35"W 1716.33' rec.(Root) 1714.75' calc. & used

S89°49'10"E 168.82' 168.64'c.&u.

S88°49'20"E 81.50'r.&u.

S11°41'25"W 190.00'r.&u.

S17°50'55"E 62.07'r.&u.

S89°48'58"E 663.27'

30.00'

25.00'

N89°46'49"W 2300.40' rec.(Root) 2299.40' calc. & used

REDFERN ROAD 55'

PPN 1200021105023
Louis & Bonita Lusardo
D.V. 459, Pg. 528 L.C.R.

PPN 1200021105027
Barbara & Martin Yanik
Trustees
Instru. No. 20100332258 L.C.R.

PPN 1200021105021
Abdelrahman Abedrabbo
Instru. No.2018–0658891

PPN 1200021105014
Scott J. Kolodny &
Tarah L. Rogel
Instru No. 2020–0762052 L.C.R.

5/8" iron pin cond. frd. & used

PPN 1200021105015
Ross C. & Courtney Frick
Mort. Instru. 2006–0148794
L.C.R.

5/8" iron pin frd. & used

PPN 1200021105016
Angelo D. Costanzo &
Mollie Wirtz, Trustees
Instru.2021–0816362
L.C.R.

5/8" iron pin frd. 0.40' South of line

3/4" iron pin in conc. frd. N02°08'34"W 0.75'

3/4" iron pin frd. & used

3/4" iron pin frd. S80°02'44"W 0.06'

N00°25'52"E
180.00'r. 179.94'c.&u.

N89°48'58"W
326.50'r. 326.35'c.&u.

348.00r. 347.83'c.&u.
N00°25'52"E

O.L. 21
O.L. 22
O.L. 19
O.L. 20

N89°48'58"W 848.16' c. & u.

N89°46'49"W
75.00r. 75.06'c.&u.

354.05'r. 353.68'c.&u.
N89°55'31"W

500.05' rec. S89°55'31"E 500.12' calc. & used

3/4" iron pin frd.(bent) S49°33'44"E 0.40'

30.00' r.&u.

ip. mon. frd. & used

BRIDLE PATH 60'

PPN 1200021105031
Richard D Pettegrew
Instru. No.2014–0515591 L.C.R.

PPN 1200021105032
Matthew & Katherine Elsesser
Instru. No.2014–0522351 L.C.R.

N78°18'35"W 926.27'

N28°30'57"W 30.36'

5/8" iron pin cap/Root 5045 N84°30'57"W 30.36'

633.36' rec.(Hofmann) & used
N28°18'35"W 926.35' rec.(Hofmann) & used

347.73'r. 347.66'c.&u.
N05°26'06"E

N78°18'35"W
292.99' r.&u.

833.56'r. 833.48'c.&u.
N11°41'25"E

5/8" iron pin cap/Hofmann S43°34'13"E 0.16'

5/8" iron pin cap/Hofmann S11°41'25"W 0.16'

TOTAL PARCEL AREA
3,587,058 S.F.
82.3475 ACRES
TOTAL PARCEL AREA
LESS R/W AREA
3,531,338 S.F.
81.0684 ACRES

PARCEL 3
IN O.L 21
1,863,137 S.F.
42.7718 ACRES

REDFERN ROAD
10,719 S.F.
0.2461 ACRE

O.L. 20	O.L. 21
8,844 S.F.	1,876 S.F.
0.2030 ACRE	0.0431 ACRE

PPN 1200021105033
Riverside Trail, LLC
Instru. No.2018–0687095 L.C.R.

PARCEL 3
IN O.L 20
698,086 S.F.
16.0258 ACRES

PPN 1200020101006
Riverside Trail, LLC
Instru. No.2018–0687095 L.C.R.

PARCEL 3
2,561,223 S.F.
58.7976 ACRES

5/8" iron pin cap/Root 5045 S28°30'31"E 32.88'

161.69'r 161.68'c.&u.

N38°07'14"E
144.69'r 144.52'c.&u.

5/8" iron pin cap/Root 5045 N20°30'21"W 31.01'

5/8" iron pin cap/Root 5045 N28°30'31"W 32.60'

N12°10'04"W 94.87' r.
95.00' c.

PPN 1200021105029
Bereos Animal Rescue Fund Inc.
Instru. No.2012–0434917 L.C.R.

PPN 1200021105009
David M. Alflen
Instru. No.2020–0759721
L.C.R.

S10°59'31"E 454.82' rec. & used

S25°35'35"W
316.15' rec. & used

Centerline Established Per Survey by Julie K. League in March, 1999

Centerline Established Per Measurment & Deeds

S05°03'35"E
353.17' rec. & used

P.O.B.

N89°54'25"E 664.44' rec.(Haywood) & used

1" i.p. mon. used South 0.20' r.&u.

280.70' (Haywood)&u.

N89°54'25"E 639.40' calc. & used

16.00' r.&u.

1" i. pin frd. S36°27'13"E 0.23'

270.50' rec.(Root)
270.44' calc. & used

61.71' rec.(Root)
61.65' c.&u.

P.P.O.B.
N89°54'25"E

N45°12'44"E
132.77'r. 132.89'c.&u.

N28°20'29"W 738.15' r. 738.03' c.

N45°12'44"E 90.11'c.&u.

SPRAGUE ROAD 60'
1954.64' rec. 1954.73' calc. & used

N89°54'25"E 685.20' c.&u.
1325.73' rec.(Root) 1326.10' calc. & used

N89°54'25"E 715.43' c.&u.
1515.08' calc. & used

PARCEL 2
485,738 S.F.
11.1510 ACRES

AREAS WITHIN ROAD R/W
SPRAGUE ROAD
21,011 S.F.
0.4824 ACRES

N12°10'04"W
57.70' c.&u.

S89°54'22"W 418.29' c.&u.

N12°10'04"W 37.30' c.&u.

N53°41'52"E 72.00'r.&u.

N89°54'22"E 1051.82' c.&u.

S89°54'22"W 633.53' c.&u.

capped iron pin S89°54'22"W 0.50'

N00°05'35"W 800.02' calc. & used

NORTHWOOD DRIVE 50'

1484.85' calc. & used
N89°54'25"E 799.65' c.&u.

CUYAHOGA COUNTY
OLMSTED TOWNSHIP
PARCEL 1
IN O.L 20
30,313 S.F.
0.6959 ACRE

COLUMBIA TOWNSHIP
LORAIN COUNTY
PARCEL 1
540,097 S.F.
12.3989 ACRES
PARCEL 1
IN O.L 21
509,784 S.F.
11.7030 ACRES

AREAS WITHIN ROAD R/W
SPRAGUE ROAD
23,990 S.F.
0.5507 ACRES
O.L. 20: 4,767 S.F. 0.1094 ACRE
O.L. 21: 19,223 S.F. 0.4413 ACRE

capped iron pin S89°54'22"W 0.13'

County Disk in conc. frd. N57°56'48"E 0.28'

O.L. 21
O.L. 20

S00°26'06"W 609.99'r. 610.13' c.

160.70'r. 160.50'c.&u.
S89°54'22"W

159.90' c.&u.

S00°05'38"E
190.00'r.
189.90'c.&u.

capped iron pin frd. & used

N89°54'25"E 688.30' rec.(Reitz) 688.35' calc. & used

PPN 1200020101002
Lorain County Board of
Commissioners
D.V. 1000, Pg. 950 L.C.R.

PPN 1200020101006
Riverside Trail, LLC
Instru. No.2018–0687095 L.C.R.

N00°26'06"E 2775.11' rec.(Root) 2774.75' calc. & used

N89°54'22"E
353.94'r. 353.30'c.&u.

S00°25'26"W 1975.88'

800.00' rec.(Root) 800.06' calc. & used

S00°25'26"W 2776.05' rec.(Root) 2776.02' calc. & used

S/L 384
S/L 383
S/L 377
S/L 371
S/L 362
S/L 358
S/L 347
S/L 337
S/L 338
S/L 346
S/L 1

THE WEST VIEW REALTY CO.
WEST VIEW PARK
VOL. 13, PG 1 L.C.M.R.

PARKWOOD DRIVE 50'

THE WEST VIEW REALTY CO.
WEST VIEW PARK
VOL. 13, PG 1 L.C.M.R.

ip. mon. w/3" disc frd. & used

4.53' r.&u.

1" i.p. mon. frd. & used

LINDBURG BLVD. 80'

CERTIFICATION

I hereby certify that the drawing hereon is a correct representation of a true and accurate survey made of the premises shown hereon; dimensions are expressed in feet and decimal parts thereof and all bearings shown are to an assumed meridian and are to express angles only, basis of bearing for this survey is Grid North of the NAD83 (CORS96), Ohio State Plane, North Zone (3401) as established by GPS observations and is used to denotes angles only. Survey field work was performed on September 11, 2015.

Steven J. Metcalf
Registered Surveyor No. 8622–Ohio

September 15, 2021
Date

STATE OF OHIO * PROFESSIONAL SURVEYOR * REGISTERED
THOMAS J. NEFF JR.
S-7065

5405
ASSOCIATED LORAINCO. INC.
9/16/21
12-05-03001
Lorain
#21-04390

SYMBOL LEGEND (EXISTING)

℄	CENTER LINE
ℙ	PROPERTY LINE
Z	CONSOLIDATED LOTS
◎	IRON PIN/PIPE FOUND
◉	IRON PIN SET – "NEFF–#8622"
Ⓜ	MONUMENT BOX FOUND

ABBREVIATIONS

C. or CALC.... CALCULATED
℄..... CENTER LINE
C.D.R..... COUNTY DEED RECORD
C.P.R..... COUNTY PLAT RECORD
D..... DEED
EX..... EXISTING
FD..... FOUND
INSTR..... INSTRUMENT
MON..... MONUMENT
O. or OBS..... OBSERVED
PG..... PAGE
P. or P/L..... PROPERTY LINE
R. or REC..... RECORD
R/W..... RIGHT OF WAY
U..... USED
VOL..... VOLUME

REV NO	DATE	DESCRIPTION
	9/15/21	CLIENT SUBMISSION

DWG NAME	DRAWN BY	CHK'D BY	JOB NO
13811A-LS	TEW	SJM	13811A

SHEET NO.
1 of 1

NEFF & ASSOCIATES
Civil Engineers + Landscape Architects + Planners + Surveyors
6405 York Road | Parma Heights, Ohio 44130
Tel: 440.884.3100 | Fax: 440.884.3104

RIVERSIDE TRAIL, LLC

LOT SPLIT SURVEY

COLUMBIA TOWNSHIP, LORAIN COUNTY AND STATE OF OHIO

0 60 120 240
SCALE
1 INCH = 120 FEET
30 x 42 SHEETS ONLY