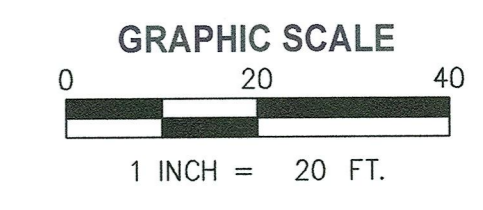


Known as part of Parcel No. 1
and all of Parcel No. 2
of a part of
Original Ridgeville Township Lot No. 21
City of North Ridgeville,
County of Lorain, State of Ohio
as originally described in Instrument No. 20140528224
of the Lorain County Recorder's Office



Surveyor's Notes & Basis of Bearings:
This map was prepared without the benefit of a Title Report and is not intended to reflect all easements, encumbrances, or other items affecting the title to the property shown hereon.
The basis of bearings for this survey, as shown, is the centerline of United States Route 20 (Center Ridge Road), based on the State of Ohio Department of Transportation (ODOT) Right of Way Plans recorded as LOR-20-22.13 (dated 06/07/17), and is to an assumed meridian used to denote angles only. Proration is prevalent in the ODOT Right of Way Plans. Due to this, Right of Way takes were favored in determining boundary lines. Distances are in feet and decimal parts thereof. Unless shown otherwise, measurements to monuments found are rectangular measurements from property lines, right-of-way lines, centerlines or other as appropriate. CIP (7733) are Aluminum Disks stamped LPA R/W PS NO. 7733 FECKO EXCAVATING (sic). CIP set are 5/8" x 30" rebar with yellow cap stamped Straub Surveying PS#7055. References used are listed hereon. This map was prepared from a survey performed by me or under my direction in February, 2022, and meets the requirements defined in Chapter 4733-37 of the Ohio Revised Code, *Minimum Standards for Boundary Surveys*. This map is not valid unless signed and stamped by Surveyor.

Michael Straub

Michael Straub, PS
Ohio 7055

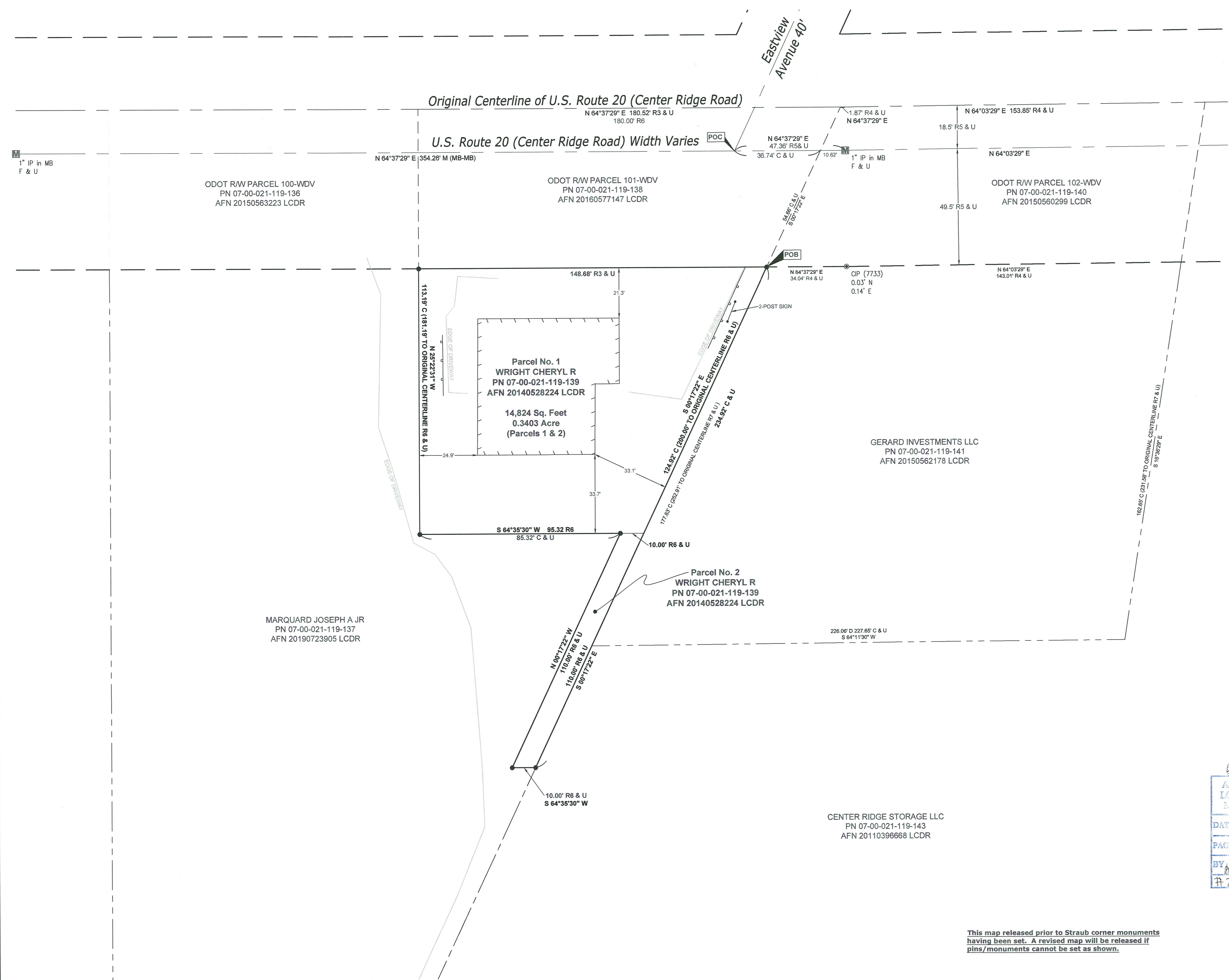


- References:**
- R1 Lorain County GIS
 - R2 AFN 2015053223 (Deed for 100-WDV)
 - R3 AFN 2016057147 (Deed for 101-WDV)
 - R4 AFN 20150560299 (Deed for 102-WDV)
 - R5 ODOT Right of Way Plans recorded as LOR-20-22.13 dated 06/07/17)
 - R6 AFN 20140528224 (Subject Deed)
 - R7 AFN 20150562178 (Adjoining Deed)
 - R8 AFN 20200778628 (Adjoining Description)
 - R9 AFN 20190723905 (Adjoining Deed)

60538
APPROVED
LORAIN CO.
MAP DEPT
DATE 3/29/22
PAGE 07-00-021-1
BY M. Straub
22-04821-A

- Survey Legend**
- | | | | |
|----|---------------------------|-------|----------------------------|
| M | Measured | LDR | Lorain County Deed Records |
| F | Found | L CPR | Lorain County Plat Records |
| U | Used | POC | Point of Commencement |
| R | Record | POB | Point of Beginning |
| C | Calculated | PN | Parcel Number |
| MB | Monument Box (MB) | N | North |
| ● | Capped Iron Pin Found | S | South |
| ● | Capped Iron Pin (CIP) Set | E | East |
| | | W | West |
| | | --- | Centerline |
| | | --- | Right of Way (ROW) Line |
| | | --- | Record Property Line |
| | | --- | Building Line |
| | | --- | Guard Rail |

This map released prior to Straub corner monuments having been set. A revised map will be released if pins/monuments cannot be set as shown.



STRAUB SURVEYING, LLC
PROFESSIONAL LASER SCANNING AND SURVEYING SERVICES
12815 DETROIT AVENUE LAKEWOOD, OHIO 44107
PHONE: 440-333-1700 INFO@STRAUBSURVEYING.COM

Date of Survey: February, 2022
Field Book: 57 Pg. 41
Survey By: K Kallio/C Sommers
Drawn By: C Sommers
Checked By: M Straub
Project No. 22-018
DWG: 22-018 35285 Center Ridge.dwg

NO.	DATE	DESCRIPTION	BY
R1	3/29/22	Revised point of commencement	JY
R0	3/22/22	Original Issue	CS

Boundary Survey
35285 Center Ridge Road
North Ridgeville, Ohio

Prepared For
Jacobs & Biddle Inc.
35285 Center Ridge Road
North Ridgeville, Ohio 44039

Sht.
1
of
1