

2210.2221  
BOUNDARY SURVEY  
LORAIN COUNTY

**SURVEY OF  
6300 OLIVE AVENUE  
LYING IN  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN  
STATE OF OHIO  
BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP  
LOT NUMBERS 16, 17 & 18.**

**LEGEND**

- IPF IRON PIN FOUND
- SIRC 5/8 X 30" SET IRON ROD CAPPED
- R RECORDED
- M MEASURED
- POR PORCH
- CONC. CONCRETE
- D/W DRIVEWAY
- C/L CENTER LINE
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD
- P.G. PAGE
- INSTR INSTRUMENT
- S.F. SQUARE FEET
- PN PARCEL NUMBER
- ASPHALT
- GRAVEL
- CONCRETE
- PROPERTY LINE
- CENTER LINE
- TIE IN LINE
- BUILDING LINE
- ADJOINER LINE
- SECTIONAL LINE
- CHAIN LINK FENCE
- WOOD FENCE

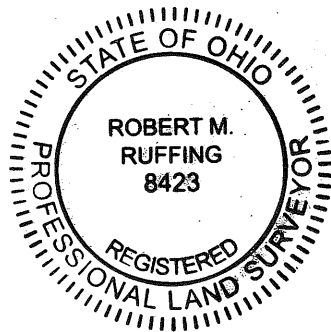
**BASIS OF BEARINGS:**

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS). THE PORTION OF THE SOUTHERLY LINE OF THE SUBJECT PARCEL, HAVING A BEARING OF S 89°47'57" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

**NOTE:**

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ YELLOW PLASTIC CAP STAMPED "R RUFFING PS 8423 EXACTA LAND SURVEYORS".



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN OCTOBER OF 2022 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Robert M. Ruffing* 10-19-22

SURVEYOR NAME, P.S.  
REGISTERED SURVEYOR NO. 8423

DATE 10-19-2022

NORTHVIEW ALLOTMENT  
NO. 3  
PLAT BOOK 27, PAGE 6

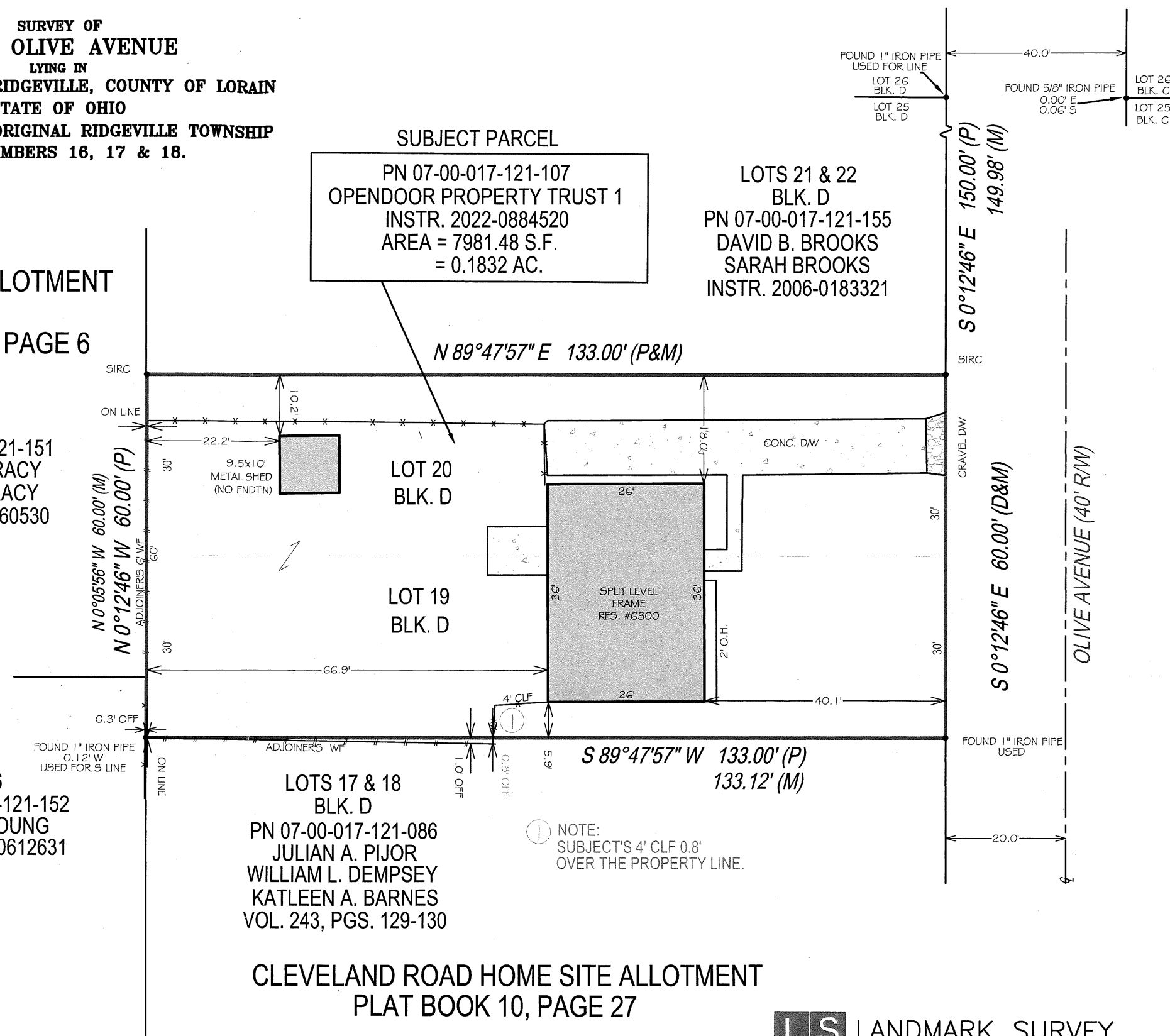
LOT 95  
PN 07-00-017-121-151  
WILLIAM T. TRACY  
NICOLE R. TRACY  
INSTR 2013-0460530

LOT 96  
PN 07-00-017-121-152  
ADAM D. YOUNG  
INSTR 2016-0612631

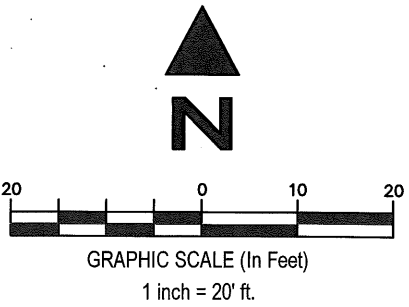
SUBJECT PARCEL  
PN 07-00-017-121-107  
OPENDOOR PROPERTY TRUST 1  
INSTR. 2022-0884520  
AREA = 7981.48 S.F.  
= 0.1832 AC.

LOTS 17 & 18  
BLK. D  
PN 07-00-017-121-086  
JULIAN A. PIJOR  
WILLIAM L. DEMPSEY  
KATLEEN A. BARNES  
VOL. 243, PGS. 129-130

LOTS 21 & 22  
BLK. D  
PN 07-00-017-121-155  
DAVID B. BROOKS  
SARAH BROOKS  
INSTR. 2006-0183321



NOTE:  
SUBJECT'S 4' CLF 0.8' OVER THE PROPERTY LINE.



CLEVELAND ROAD HOME SITE ALLOTMENT  
PLAT BOOK 10, PAGE 27

**LS** LANDMARK SURVEY  
**GI** GROUP, INCORPORATED  
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PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM  
DATE: 10-19-2022