

LINE DATA

LINE	BEARING	DISTANCE
L1	S 0°07'21" W	229.27' CALC. & USED (226.85' REC.)
L2	N 01°22'42" E	230.99' CALC. & USED (227.16' REC.)
L3	S 88°39'48" W	17.99' CALC. & USED (17.51' REC.)
L4	S 89°54'14" W	70.86' CALC. & USED (70.56' PENFOUND) (70.50' L.C.E.F.B. & DEDICATION PLAT OF BENDER ROAD)
L5	S 1°44'14" W	469.81' CALC. & USED (470.04' PENFOUND) (466.83' PLAT VOL. 84, PG. 5 L.C.M.R.) (469.45' L.C.E.F.B.)
L6	S 1°44'14" W	491.75' CALC. & USED (492.10' REC.)
L7	S 1°44'14" W	129.68' CALC. & USED (130.00' REC.)
L8	S 1°44'14" W	127.73' CALC. & USED (128.00' REC.)
L9	S 1°44'14" W	234.34' CALC. & USED (234.10' REC.)
L10	S 1°44'14" W	248.89' CALC. & USED (249.10' DEED)
L11	S 1°44'14" W	115.96' CALC. & USED (112.69' REC.)
L12	S 1°44'14" W	124.44' CALC. & USED (125.00' REC.)
L13	S 88°46'33" W	66.00' PENFOUND & USED
L14	N 89°56'12" E	53.37' REC. & USED
L15	N 88°33'00" W	30.00' REC. & USED
L16	S 89°54'14" W	52.74' REC. & USED
L17	N 0°07'21" W	21.85' REC. & USED

MISCELLANEOUS NOTES

- DEEDS GO TO THE EAST LINE OF O.L. 48 AND SUBDIVISION PLAT GOES TO THE CENTERLINE OF BENDER ROAD.
- AREA OF UNKNOWN OWNERSHIP NOTE: DEEDS WERE WRITTEN OFF A SURVEY PERFORMED BY A.D. JEANCOLA. DEEDS HAVE NO BOUND CALLS EXCEPT FOR THE EAST LINE OF O.L. 48 WHICH JEANCOLA HAD ALONG THE CENTERLINE OF BENDER ROAD.
- THE EAST LINE OF O.L. 48 HAS CONFLICTING RECORDS ON TO WHERE IT IS LOCATED. JEANCOLA AND ALL THE SUBDIVISIONS ON THE EAST SIDE OF BENDER ROAD DONE BY DONALD G. BOHNING & ASSOCIATES HAVE THE O.L. LINE RUNNING THE CENTER-LINE OF BENDER ROAD EXTENDED SOUTH OF THE BEND, WHICH AGREES WITH LORAIN COUNTY ENGINEER'S FIELD BOOKS, DEDICATION PLAT OF BENDER ROAD DONE IN JULY 1941, BUT NOT WITH A SURVEY OF BENDER ROAD BY E.S. JACKSON JR. IN ROAD RECORD VOLUME 3, PAGE 369. PENFOUND ESTABLISHED THE EAST LINE OF O.L. 48 FROM DEED VOLUME 52, PAGE 216, WHICH IS 66.00' FEET WEST OF THE CENTER-LINE OF BENDER ROAD, ALONG THE SOUTH LINE OF O.L. 47, WHICH AGREES MORE WITH ROAD RECORD VOLUME 3, PAGE 369. I HELD PENFOUND'S DISTANCE OF 66.00' FEET WEST OF THE CENTER-LINE OF BENDER ROAD FOR THE NORTHEAST CORNER OF O.L. 48.

BOUNDARY SURVEY

FOR

DIANA L. BEETLER,
ROBERT J. MILLER JR.,
& THOMAS S. MILLER

KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 48,
NOW SITUATED IN THE

CITY OF NORTH RIDGEVILLE
COUNTY OF LORAIN - STATE OF OHIO

McSteen

LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".



MATTHEW A. HILDEBRANDT
REG. PROF. SURV. No. 8817

Job No.: 22-350
Field Date: JANUARY 25, 2023
Survey Date: FEBRUARY 6, 2023
Drawn By: MAH

SURVEY REFERENCES

- LORAIN COUNTY DEED RECORDS.
- LORAIN COUNTY TAX MAPS.
- LORAIN COUNTY ENGINEER'S FIELD BOOKS FOR BENDER ROAD.
- LORAIN COUNTY PLAT RECORDS AS SHOWN.
- LORAIN COUNTY ENGINEER'S ROAD RECORD VOLUME 3, PAGE 369.
- "PLAT OF SURVEY FOR MARTINA TERRES" BY GARY PENFOUND, DATED SEPTEMBER, 1977. (SURVEY NO. 38670)
- "PLAT OF SURVEY FOR MARTINA TERRES" BY GARY PENFOUND, DATED SEPTEMBER, 1977. (SURVEY NO. 41142)
- "PLAT OF SURVEY FOR THERSA M. ECHENFEL, TR." BY THOMAS SIMON, DATED NOVEMBER, 2003. (SURVEY NO. 31317)
- "MAP OF SURVEY" BY WILFREDO BARBOSA, DATED MAY 23, 2016. (SURVEY NO. 48926)
- "MAP OF SURVEY" BY JOHN POZYIOAK, DATED MARCH, 1997. (SURVEY NO. 47434)
- SURVEY NO. 44976.

LEGEND

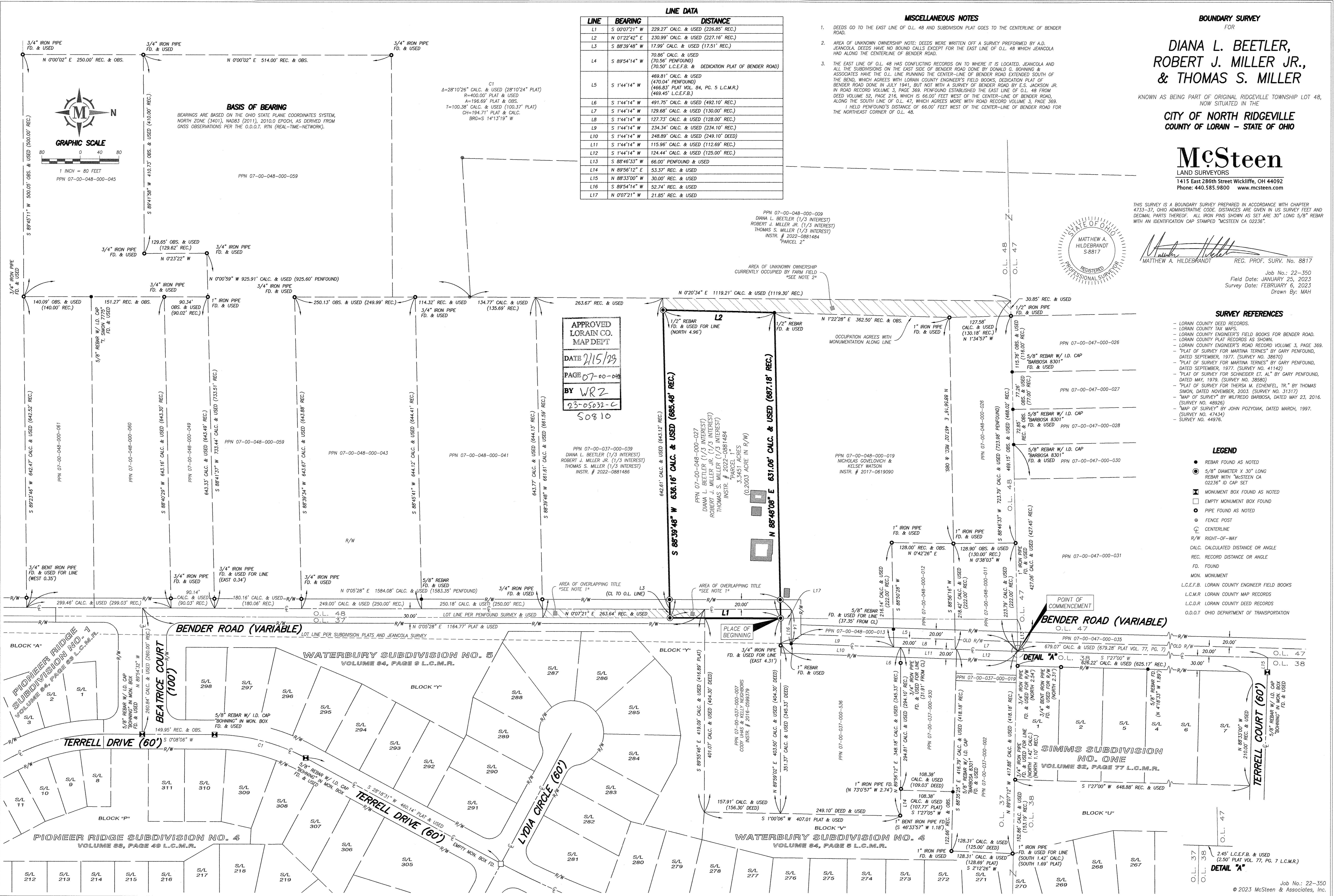
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MONUMENT BOX FOUND AS NOTED
- EMPTY MONUMENT BOX FOUND
- PIPE FOUND AS NOTED
- FENCE POST
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.E.F.B. LORAIN COUNTY ENGINEER FIELD BOOKS
- L.C.M.R. LORAIN COUNTY MAP RECORDS
- L.C.D.R. LORAIN COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

APPROVED
LORAIN CO.
MAP DEPT
DATE 2/15/23
PAGE 07-00-048
BY WRZ
23-05032-C
50810

PPN 07-00-037-000-039
DIANA L. BEETLER (1/3 INTEREST)
ROBERT J. MILLER JR. (1/3 INTEREST)
THOMAS S. MILLER (1/3 INTEREST)
INSTR. # 2022-0881486

PPN 07-00-048-000-019
NICHOLAS GOVELOVICH &
KELSEY WATSON
INSTR. # 2017-0619090

PPN 07-00-048-000-077
DIANA L. BEETLER (1/3 INTEREST)
ROBERT J. MILLER JR. (1/3 INTEREST)
THOMAS S. MILLER (1/3 INTEREST)
INSTR. # 2022-0881484
3.5451 ACRES
(0.2003 ACRE IN R/W)



2.45' L.C.E.F.B. & USED
(2.50' PLAT VOL. 77, PG. 7 L.C.M.R.)
S 2°12'26" W