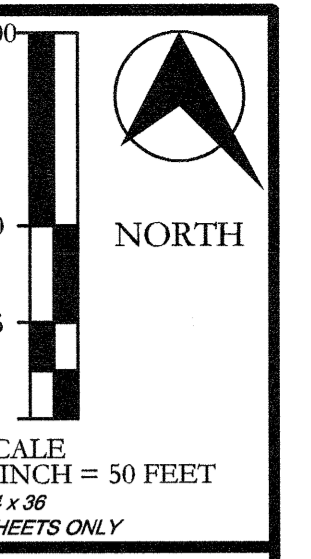


N:\LAND DEVELOPMENT\Pro\14767 Chestnut Ridge Lot Split\Survey\14767-LS-CP.dwg, 4/6/2023 2:53:49 PM, smetcal

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NO. 71.



FOUR SEASONS AT CHESTNUT RIDGE
SUBDIVISION NO. 3
PLAT INSTR. #2021-0848781

PPN 1100071000198
K. HOVNANIAN FOUR SEASONS
AT CHESTNUT RIDGE LLC
PLAT #2021-0848781

CITY OF ELYRIA
EATON TOWNSHIP

N72°59'26"E 1063.55' deed 1064.12' calc.

5/8" i pin (bent) md.
S20°31'32"W 0.78'

500°34'10"W 327.49' deed 327.48' calc.

Survey # 50861
APPROVED
LORAIN CO
MAP DEPT
DATE 4-6-23
PAGE 11-06-071
BY J. Adajshery
11-06-071-000-056
-102

PPN 1100071000102
TRACEY PETERSEN TRUSTEE
INSTR. # 20200750508
PARCEL 1
AREA AFTER SPLIT
494,083 SQ. FT./ 11.3426 ACRES
AREA WITHIN R/W
12,204 SQ. FT./ 0.2802 ACRES

capped i pin (#7871)
md. & used

N89°12'51"W
179.61' deed 180.07' calc.

5/8" i pin
md. & used

PPN 1100071000100
ROBERT M. TERNES SR. TRUSTEE
INSTR. # 20000696249

PPN 1100090000040
LORETTA & PETER D. TERNES TRUSTEE
INSTR. # 20090320154

N00°15'55"E 387.56' deed 388.92' calc.

288.92' calc.

100.00' calc.

S89°03'35"W 338.69' calc.
PARCEL 2 AREA
AFTER CONSOLIDATION
66,470 SQ. FT./ 1.5259 ACRES
AREA WITHIN R/W
4,907 SQ. FT./ 0.1126 ACRES

N00°56'25"W 92.33' calc.

S78°31'53"W 50.58' calc.

SPLIT AREA
45,437 SQ. FT.
1.0431 ACRES

PPN 1100071000124
TRACEY PETERSEN TRUSTEE
INSTR. # 20200751898

N00°15'55"E 311.56' rec. 312.44' deed 310.94' calc.

193.68' rec. 193.52' calc.

1" i pin mon.
md. & used

DURKEE ROAD 60'

capped i pin (#7625)
md. & used

S88°08'46"W 224.42' calc.

S88°08'46"W 331.98' deed 327.87' calc.

3/4" i pipe md.
S17°53'31"E 8.31'

104.43' d. 103.45' c.

3/4" i pipe md. online
S 12.24' from corner

S16°37'43"E 197.77' d. 196.73' c. 197.76' c.

N16°37'43"W 192.94' calc.

PPN 1100071000056
TRACEY PETERSEN TRUSTEE
INSTR. # 20200751898

PPN 1100071000110
TRACEY PETERSEN TRUSTEE
INSTR. # 20200751898

223.13' d. 222.77' calc.

N10°37'49"W 222.77' calc.

capped i pin
md. & used

3/4" i pipe md.
online @ 29.33'

S74°09'58"W 163.57' c.

63.54' c.

100.07' d. 100.03' c.

115.07' r. 114.79' c.

1" i pipe md.
0.07' N. of R/W

1" i pipe md.
1.02' S. of R/W

1" i pipe md.
0.35' N. of R/W

3/4" i pipe md.
0.35' N. of R/W

574°09'58"W 402.18' calc.

465.34' d. 465.71' c.

N74°09'58"E 2,549.25' rec. (K.S.&Assoc.)

3/4" i pipe md.
on R/W

1,715.70' obs.

2,549.23' obs.

5/8" i pin md.
0.46' N. of R/W

5/8" i pin md.
0.23' S. of R/W

153.06' obs.

capped i pin mon. (#8557)
md. 0.13' S. of C/L

capped i pin mon.
md. & used

O.L. 90
O.L. 71

O.L. 71
O.L. 70

Pertinent Documents and Sources of Data Used:

Deeds:
Instr. No. 20200750508 L.C.D.R.
Instr. No. 20200750510 L.C.D.R.

Surveys:
Survey #35581
Survey #24373
Survey #46731
Survey #46729
Survey #35882
Survey 35790

Recorded Plots:
Four Seasons at Chestnut Ridge Subdivision No. 3
File # 2021-0848781

ABBREVIATIONS

c. calc. calculated
L.C.D.R. Lorain County Deed Record
L.C.P.R. Lorain County Plat Record
d. deed
fd. found
Instr. No. Instrument Number
mon. monument
o. obs. observed
O.R. Official Record
Pg. Page
P.P.N. Permanent Parcel Number
r. rec. record
u. used
Vol. Volume

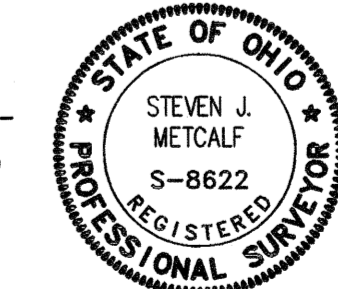
SURVEY CERTIFICATION

DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE NAD 83 (CORS96), OHIO STATE PLANE, NORTH ZONE (3401) AS ESTABLISHED BY GPS OBSERVATIONS AND THE BEARINGS SHOWN HEREON ARE USED TO DENOTE ANGLES ONLY.

THIS SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME.

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, ALL TO BE CORRECT. ADDITIONAL FIELD WORK PERFORMED August 16, 2022.

STEVEN J. METCALF
REGISTERED SURVEYOR NO. 8622-OHIO



04-06-2023
DATE

NOTE:

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE RESEARCH REPORT.

LEGEND

● Indicates 5/8"x30" iron pin (Neff & Assoc.-8622) set
⊙ Indicates iron pin found (see notes at each location)

REV NO	DATE	DESCRIPTION
5	04-06-23	Revised per County Tax Map comments
4	01-24-23	Plat to Title Company
3	01-23-23	Plat Lorain Health Dept.-Soil Scientist
2	01-12-22	Plat to Lorain Co. Planning
1	12-16-22	Revised per Township comments
	08-22-22	Client discussion

TRACY PETERSEN, TRUSTEE - 37428 & 37360 CHESTNUT RIDGE ROAD
LOT SPLIT AND CONSOLIDATION PLAT
EATON TOWNSHIP, LORAIN COUNTY AND STATE OF OHIO

NEFF
& ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
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Tel: 440.884.3100 | Fax: 440.884.3104
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SHEET NO.

1 OF 1