

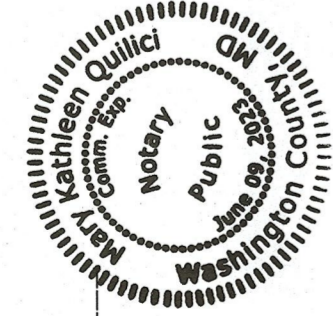
PLAT OF CONSOLIDATION OF 40920 BUTTERNUT RIDGE ROAD PARCEL NO. 10-00-013-000-259 PARCEL NO. 10-00-013-000-260 CREATING PARCEL "A"

Situated in the Township of Canisla, County of Lorain and State of Ohio and known as being part of the Original Section No. 13.

OWNERS ACCEPTANCE

I, (We), the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Consolidation of the same.

Todd M. Stroud
Todd M. Stroud - Owner
VS Best Little Warehouse, LLC



NOTARY

State of OHIO
County of Lorain

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at Highstown, OH this 9 day of February, 2023.

Kathleen Quillen
Kathleen Quillen
Notary Public
June 9, 2023
My commission expires

LAND AREA

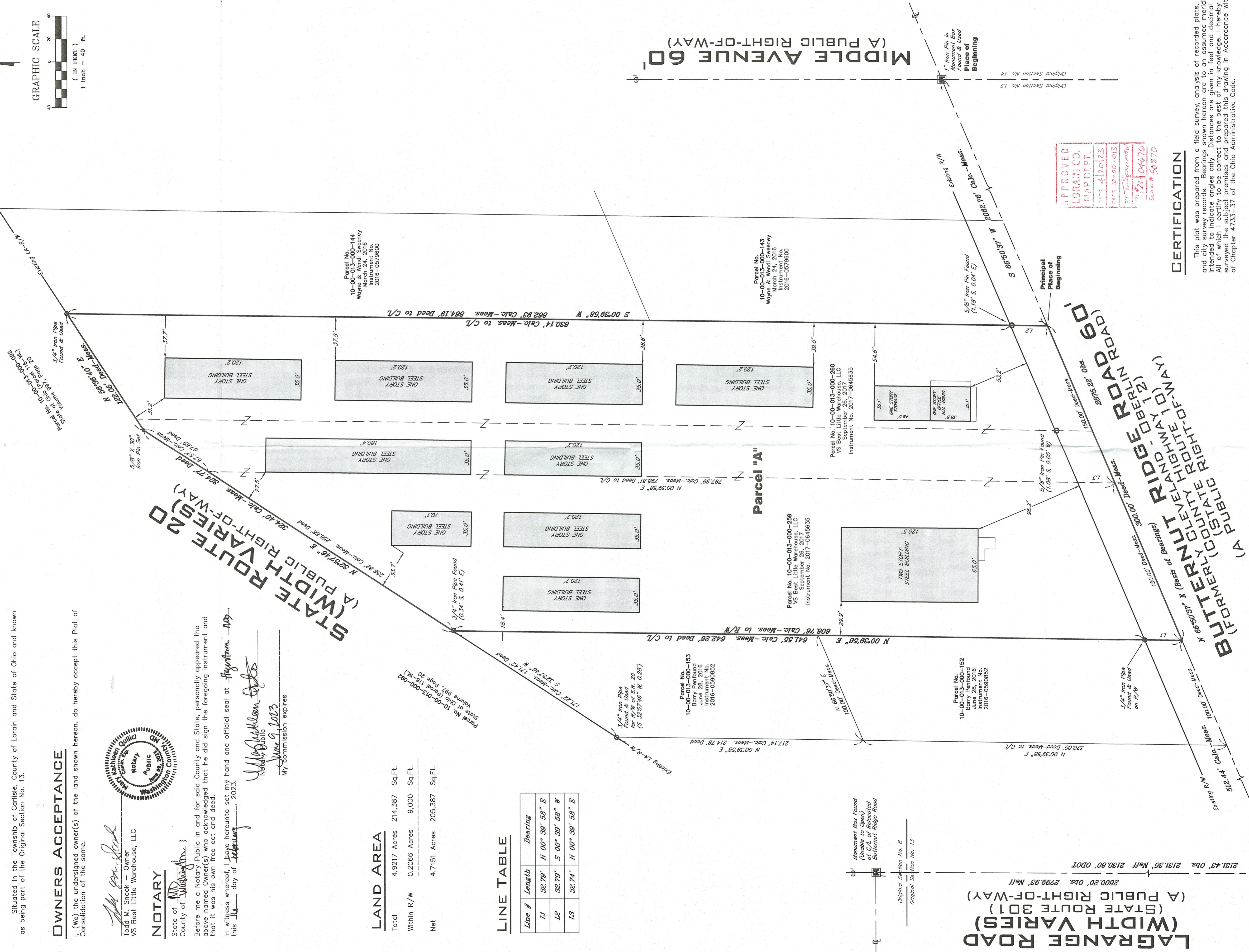
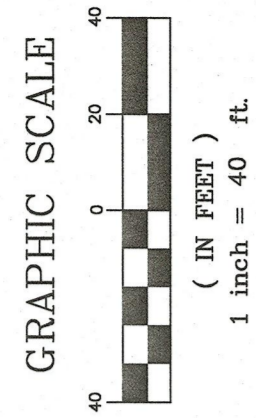
Total 4.9217 Acres 214,387 Sq.Ft.
Within R/W 0.2086 Acres 9,000 Sq.Ft.
Net 4.7151 Acres 205,387 Sq.Ft.

LINE TABLE

Line #	Length	Bearing
L1	32.79'	N 00° 39' 59" E
L2	32.79'	S 00° 39' 59" W
L3	32.74'	N 00° 39' 59" E

REFERENCE SURVEYS

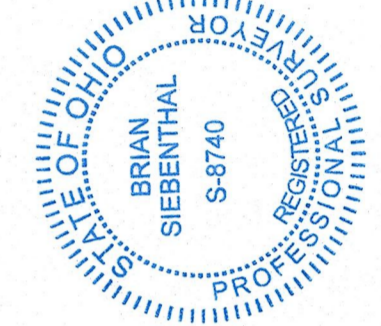
- 1.) Boundary Survey of 41050 Butternut Park Court performed by Steven J. Metcalf-PS No. 8622 in June of 2021. (Lorain County Survey 50320) (Neff)
- 2.) Survey for Robert G. Lloyd performed by Kleinoeder-Schmidt and Associates in November of 1976. (Lorain County Survey 24923)
- 3.) Ohio Department of Transportation Plans LOR-20/10 - 8.21/8.63 Part II (0001)
- 4.) Centerline Survey Transverse (Traverse No. 12) December 1968 (Traverse)
- 5.) Plat of Survey for Harold C. Fassinger & Joseph A. Cachot, Jr. performed by Gary E. Pentfound, PS No. 4457 in May 1979 (Lorain County Survey 42308)



APPROVED
LORAIN CO. MAP DEPT.
DATE 10-00-013
BY [Signature]
Survey # 50870

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and other records. All distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.



Brian Siebenthal
Brian Siebenthal
P.S. No. 8740
Date February 9, 2023

BASIS OF BEARINGS

The centerline of Butternut Ridge Road as North 66°50'37" East as shown in the deed of land conveyed to VS Best Little Warehouse, LLC by the deed dated September 26, 2017 and recorded in Instrument No. 2017-0645635 of Lorain County Records.

NOTE

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS8747-PS8646"

DRAWN BY

BDK, BS

APPROVED

BS PS NO. 8740



LAND SURVEYING - ENGINEERING - DESIGN
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