

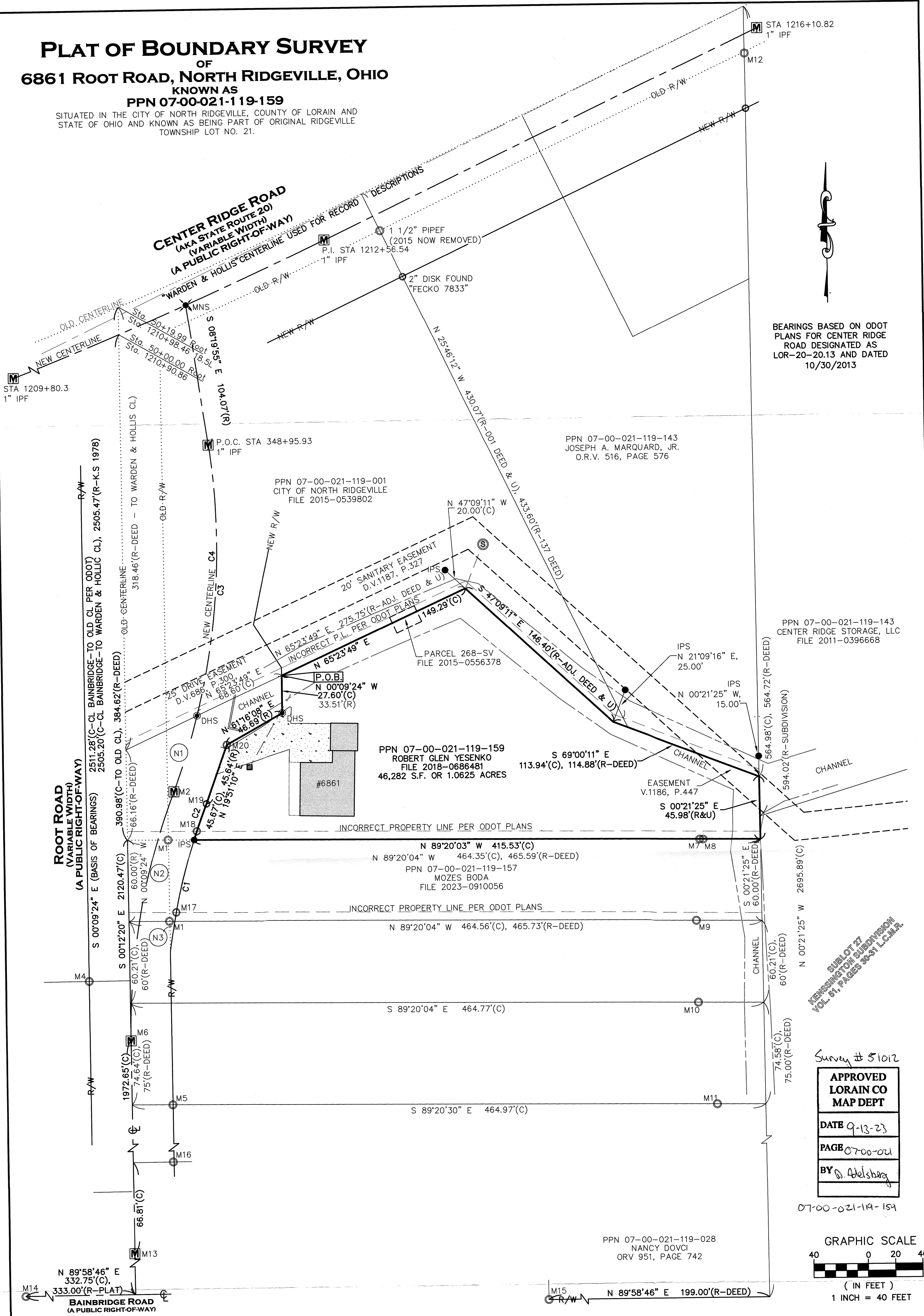
PLAT OF BOUNDARY SURVEY

OF

6861 ROOT ROAD, NORTH RIDGEVILLE, OHIO

KNOWN AS
PPN 07-00-021-119-159

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 21.



BEARINGS BASED ON ODOT PLANS FOR CENTER RIDGE ROAD DESIGNATED AS LOR-20-20.13 AND DATED 10/30/2013

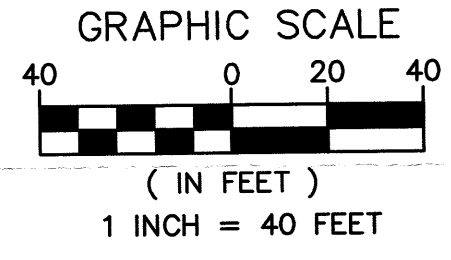
SUBLOT 27
HENNINGSTON SUBDIVISION
VOL. 51, PAGES 30-31 L.C.M.R.

Survey # 51012

APPROVED
LORAIN CO
MAP DEPT

DATE 9-13-23
PAGE 0700-01
BY D. Adelsberg

07-00-021-119-159



MONUMENT TABLE	
MON. NO.	MON. DESCRIPTION
M1	5/8" IRON PIN FOUND AND USED - "BARBOSA P.S. 8301" - 0.29' W. 2015
M2	NEW CL P.R.C., ODOT STA. 46+63.96 34.54'R OLD ROOT, STA 346+37.76 NEW ROOT
M3	1" IRON PIN FOUND IN MONUMENT BOX
M4	5/8" IRON PIPE FOUND AND USED ON R/W
M5	5/8" IRON PIN FOUND 0.21' W. OF R/W
M6	NEW CL P.O.C., ODOT STA. 44+81.41 OLD ROOT, STA. 344+50.87 NEW ROOT
M7	1" IRON PIN FOUND AND USED - "BARBOSA P.S. 8301" - 46.60' W. OF CORNER
M8	1" IRON PIN FOUND AND USED - 42.04' W. OF CORNER - 2015, NOW REMOVED
M9	5/8" IRON PIN FOUND AND USED - "BARBOSA P.S. 8301" - 48.15' W. OF CORNER
M10	5/8" IRON PIN FOUND AND USED - "BARBOSA P.S. 8301" - 47.92' W. OF CORNER
M11	1" IRON PIPE FOUND AND USED - 35.53' W. OF CORNER
M12	1" IRON PIPE FOUND & USED - ONLINE @ 34.17'
M13	1" IRON PIN FOUND & USED
M14	5/8" IRON PIN FOUND & USED
M15	5/8" IRON PIN FOUND AND USED - HAPONEK P.S. 6211
M16	1" IRON PIN FOUND & USED - 0.63' W.
M17	2" DISK FOUND & USED - "FECKO (NOT FECHKO) 7733" - STATION 45+74.83
M18	2" DISK FOUND & USED - "FECKO (NOT FECHKO) 7733" - STATION 46+34.57
M19	2" DISK FOUND & USED - "FECKO (NOT FECHKO) 7733" - STATION 46+54.64
M20	2" DISK FOUND & USED - "FECKO (NOT FECHKO) 7733" - STATION 46+97.50

SURVEY NOTES: APPARENT ERROR IN ODOT PLANS TO ESTABLISH SIDE PROPERTY LINES PUTS TEMP R/W AND PROPOSED R/W 6+ NORTH OF EXISTING LINES. EASEMENTS SUBJECT TO CHANGE.

N1 = PPN 07-00-021-119-158
CITY OF NORTH RIDGEVILLE
FILE 2015-0556377
"268WDV"

N2 = "267WDV"
N3 = "266WDV"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	474.17'	84.16'	84.05'	N 12°49'04" E	10°10'12"
C2	474.17'	28.01'	28.01'	N 19°35'43" E	3°23'06"
C3	499.67'	258.26'	255.35'	S 06°28'13" W	29°36'49"
C4	499.67'	200.13'	198.79'	S 03°10'25" W	22°56'45"

- 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PROFESSIONAL SERVICES PS8219"
 - MONUMENT BOX FOUND
 - IRON PIN/PIPE FOUND
 - ⊗ DRILL HOLE SET
 - ⊗ MAG NAIL SET
 - (R) RECORD
 - (C) CALCULATED
 - (M) MEASURED
- A. ACRES
 - AFN. AUDITOR'S FILE NUMBER
 - L.C.M.R. LORAIN COUNTY MAP RECORDS
 - CL. CENTERLINE
 - C.L.F. CHAIN LINK FENCE
 - CLRS. CLEARANCES
 - E. EAST
 - ENCRS. ENCROACHES
 - N. NORTH
- O.R.V. OFFICIAL RECORDS VOLUME
 - PG. PAGE
 - P.O.C. POINT OF CURVATURE
 - P.P.N. PERMANENT PARCEL NUMBER
 - R/W. RIGHT-OF-WAY
 - S. SOUTH
 - S.F. SQUARE FEET
 - PH. VOLUME
 - W. WEST



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON MARCH 2ND OF 2015 AND SEPTEMBER 7TH OF 2023. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

9/11/2023
SCOTT J. CASEY, 8219

Casey Professional Services, LLC

1159 Holden Avenue, Cleveland, OH 44109
216-781-6644 office & fax 216-299-9555 mobile
www.caseyps.com

JOB NO. 23126
PREPARED FOR: ROBERT YOSENKO
SCALE: 1"=40'
DRAWN BY: JJC
FIELD WORK DATE: 9/7/2023