

PLAT OF LOT SPLIT  
 FOR THOMAS G. BYERS  
 AT  
 38784 CENTER RIDGE ROAD  
 CREATING TWO NEW PARCELS  
 OUT OF PN 07-00-046-107-017,  
 KNOWN AS PARCEL 'A'  
 AND PARCEL 'B'  
 IN THE  
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN  
 STATE OF OHIO, AND BEING A PART  
 OF ORIGINAL LOT NO. 46

LEGEND

- ⊙ - FIRC - FOUND IRON ROD, CAPPED AS NOTED
- - FIR - FOUND IRON ROD AS NOTED
- - FIP - FOUND IRON PIPE AS NOTED
- - SIRC - 5/8" X 30" SET IRON ROD, CAPPED - "EXACTA SURVEYORS 8423"
- ⊕ - FD/SET DRILL HOLE AS NOTED
- ⊙ - FD/SET MAG NAIL AS NOTED
- ⊕ - FD/SET RR SPIKE AS NOTED
- ⊕ - FD T-POST AS NOTED
- - FOUND MONUMENT AS NOTED
- C - CALCULATED
- D - DEED
- M - MEASURED
- P - PLATTED
- S - SURVEY
- AC. - ACRES
- AFN - AUDITORS FILE NUMBER
- B/E - BASEMENT ENTRY
- CONC. - CONCRETE
- C/L - CENTERLINE
- C.S.R. - CITY OF CLEVELAND SURVEY RECORD
- D/W - DRIVEWAY
- EP - EDGE OF PAVEMENT
- GAR. - GARAGE
- INSTR. - INSTRUMENT
- O.L. - ORIGINAL LOT
- O.R. - OFFICIAL RECORD
- P.N. - PARCEL NUMBER
- P.O.B. - POINT OF BEGINNING
- P.O.L. - POINT ON LINE
- RES. - RESIDENCE
- R/W - RIGHT OF WAY
- PG. - PAGE
- S.F. - SQUARE FEET
- T.P.O.B. - TRUE POINT OF BEGINNING

BASIS OF BEARINGS:  
 THE BEARINGS FOR THIS SURVEY ARE BASED ON THE ODOT MAP LOR-020-20.47 AS LISTED HEREON, HOLDING FOUND AND USED MONUMENTS AS SHOWN HEREON, TO ESTABLISH A BEARING OF S 9°37'14" E ALONG THE EAST LINE OF PARCEL "B".

- DOCUMENTS USED:
- STATE OF OHIO DEPARTMENT OF TRANSPORTATION, LOR-020-20.47, 2019, ON FILE AT ODOT DISTRICT 3 OFFICE.
  - SURVEY 41537 - LORAIN COUNTY AUDITOR'S OFFICE.
  - SURVEY 50403 - LORAIN COUNTY AUDITOR'S OFFICE.
  - DEEDS AS SHOWN HEREON.
  - LORAIN COUNTY TAX MAPS/GIS.

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.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN DECEMBER OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



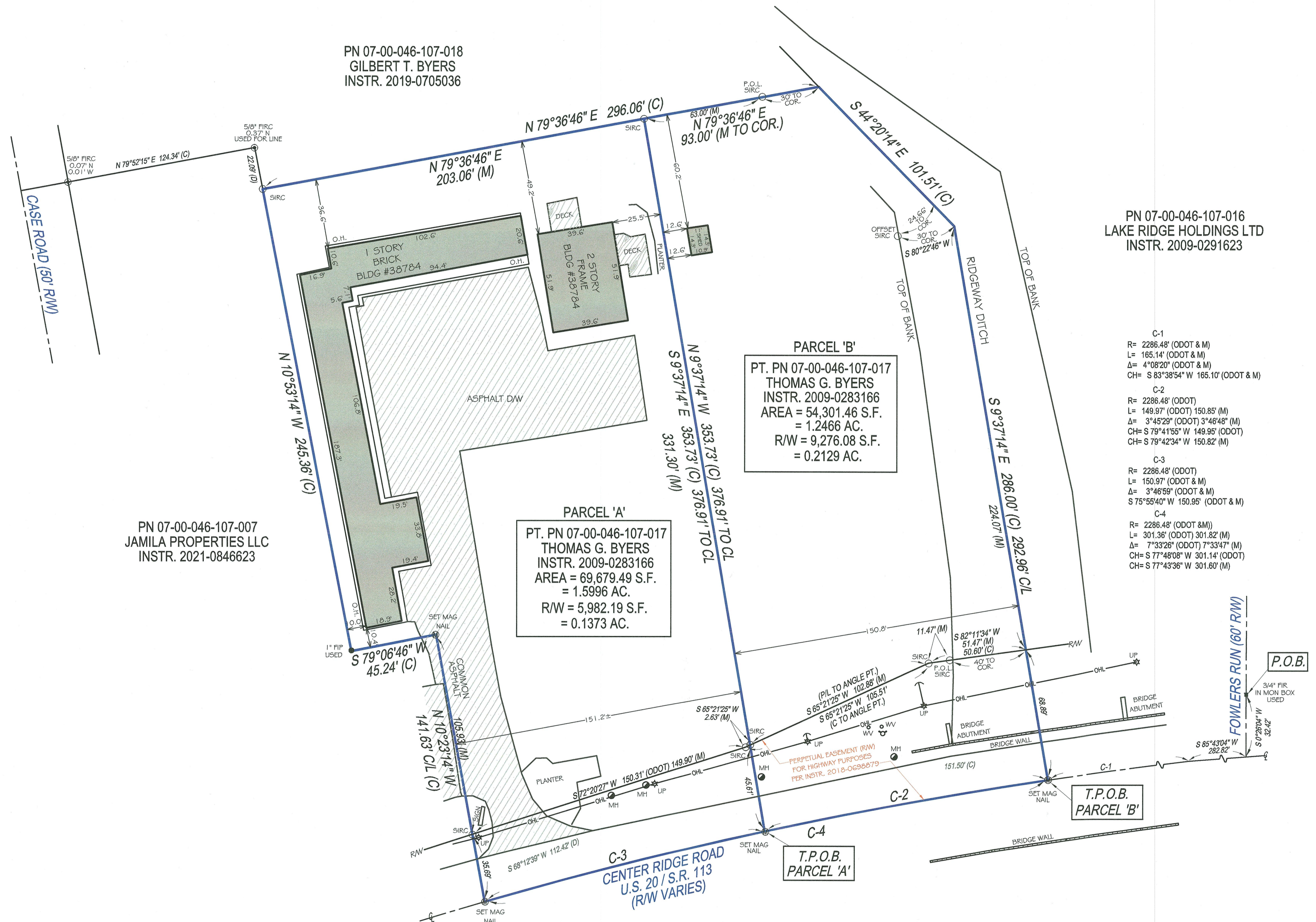
51126
APPROVED LORAIN CO MAP DEPT
DATE 2/26/24
PAGE 07-00-046
BY A. Carden
#127-04922

ROBERT RUFFING, P.S. 8423 DATE 12-26-2023  
 STATE OF OHIO REV. 1-4-2024

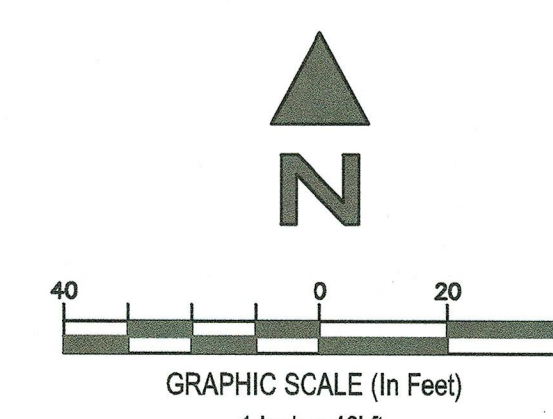
PN 07-00-046-107-018  
 GILBERT T. BYERS  
 INSTR. 2019-0705036

PN 07-00-046-107-007  
 JAMILA PROPERTIES LLC  
 INSTR. 2021-0846623

PN 07-00-046-107-016  
 LAKE RIDGE HOLDINGS LTD  
 INSTR. 2009-0291623



- C-1  
 R= 2286.48' (ODOT & M)  
 L= 165.14' (ODOT & M)  
 Δ= 4°08'20" (ODOT & M)  
 CH= S 83°38'54" W 165.10' (ODOT & M)
- C-2  
 R= 2286.48' (ODOT)  
 L= 149.97' (ODOT) 150.85' (M)  
 Δ= 3°45'29" (ODOT) 3°46'48" (M)  
 CH= S 79°41'55" W 149.95' (ODOT)  
 CH= S 79°42'34" W 150.82' (M)
- C-3  
 R= 2286.48' (ODOT)  
 L= 150.97' (ODOT & M)  
 Δ= 3°46'59" (ODOT & M)  
 S 75°55'40" W 150.95' (ODOT & M)
- C-4  
 R= 2286.48' (ODOT & M)  
 L= 301.36' (ODOT) 301.82' (M)  
 Δ= 7°33'26" (ODOT) 7°33'47" (M)  
 CH= S 77°48'08" W 301.14' (ODOT)  
 CH= S 77°43'36" W 301.60' (M)



EXACTA LAND SURVEYORS  
 1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113  
 PHONE: (216) 751-9000 WWW.EXACTALAND.COM  
 DATE 12-26-2023 JOB NO. 231.4444