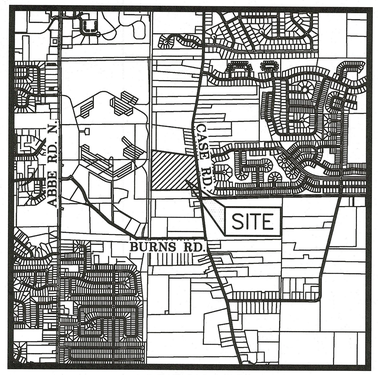
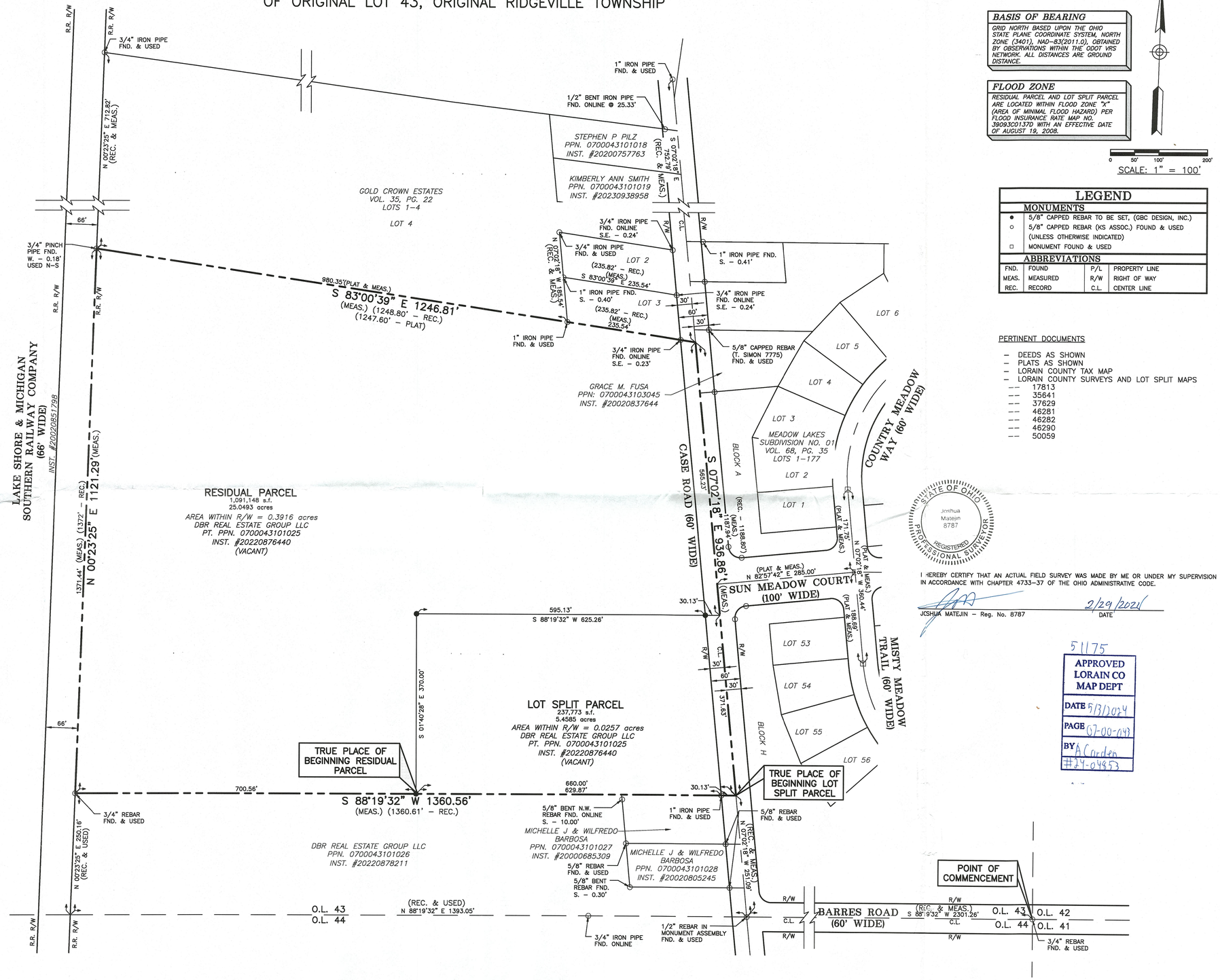
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT 43, ORIGINAL RIDGEVILLE TOWNSHIP



LOCATION MAP

0 1000' 2000' 4000'

SCALE: 1" = 2000'



BASIS OF BEARING

GRID NORTH BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), NAD-83(2011.0). OBTAINED BY OBSERVATIONS WITHIN THE ODOT VRS NETWORK. ALL DISTANCES ARE GROUND DISTANCE.

FLOOD ZONE

RESIDUAL PARCEL AND LOT SPLIT PARCEL ARE LOCATED WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP NO. 39093C0137D WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.

N

0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

MONUMENTS	
●	5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC.)
○	5/8" CAPPED REBAR (KS ASSOC.) FOUND & USED (UNLESS OTHERWISE INDICATED)
□	MONUMENT FOUND & USED

ABBREVIATIONS			
FND.	FOUND	P/L	PROPERTY LINE
MEAS.	MEASURED	R/W	RIGHT OF WAY
REC.	RECORD	C.L.	CENTER LINE

PERTINENT DOCUMENTS

- DEEDS AS SHOWN
- PLATS AS SHOWN
- LORAIN COUNTY TAX MAP
- LORAIN COUNTY SURVEYS AND LOT SPLIT MAPS
  - 17813
  - 35641
  - 37629
  - 46281
  - 46282
  - 46290
  - 50059

STATE OF OHIO
Joshua Matejin
8787
PROFESSIONAL SURVEYOR
REGISTERED

I HEREBY CERTIFY THAT AN ACTUAL FIELD SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

JOSHUA MATEJIN – Reg. No. 8787 — DATE 2/29/2024

51175

APPROVED LORAIN CO MAP DEPT

DATE 5/3/2024

PAGE 07-00-04

BY A Corden

#24-04853

RECEIVED
MAR 05 2024

REVISIONS

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320
Phone 330-836-0228 www.gbcdesign.com

DBR REAL ESTATE GROUP LLC
5610 CASE ROAD
NORTH RIDGEVILLE, OH 44039

REASER PROPERTY
PPN. 0700043101025
NORTH RIDGEVILLE, OH 44039

LOT SPLIT SURVEY

DRAWN BY: D.R.L.

DATE: FEB. 29, 2024

PROJECT NO. 57028

DRAWING NO. 1 OF 1