

2404.0510
BOUNDARY SURVEY
LORAIN COUNTY, OHIO

SURVEY OF
PN 03-00-075-113-008
KNOWN AS
2590 NORTH RIDGE ROAD (S.R. 254)
ELYRIA, OHIO
IN THE TOWNSHIP OF SHEFFIELD, COUNTY OF
LORAIN AND STATE OF OHIO, BEING PART OF LOT
NO. 75 OF ORIGINAL SHEFFIELD TOWNSHIP.

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-BAR/POST AS NOTED
- FOUND MONUMENT AS NOTED
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC.-ACRES
- B/E-BASEMENT ENTRY
- CONC.-CONCRETE
- C/L-CENTERLINE
- 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
- RES.-RESIDENCE
- R/W-RIGHT OF WAY
- PG.-PAGE
- S.F.-SQUARE FEET
- T.P.O.B.-TRUE POINT OF BEGINNING

DOCUMENTS USED:

- GEORGE G. FACKLER'S ALLOTMENT, PLAT BOOK 6, PAGE 5, LORAIN COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NO TRANS), HOLDING FOUND AND USED MONUMENTATIONS ALONG THE SOUTH LINE OF THE SUBJECT PARCEL AS SHOWN HEREON, WHICH IS BEARING S 89°03'37" W.

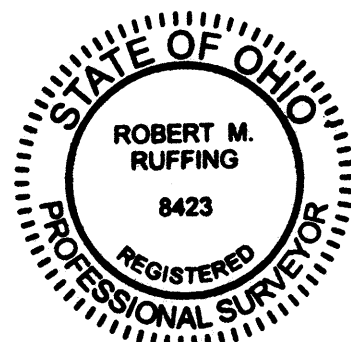
NOTE:

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 COMFORMS 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 APRIL OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Robert M. Ruffing
ROBERT RUFFING, P.S. 8423
STATE OF OHIO
DATE 5-7-2024
REV 5-13-2024



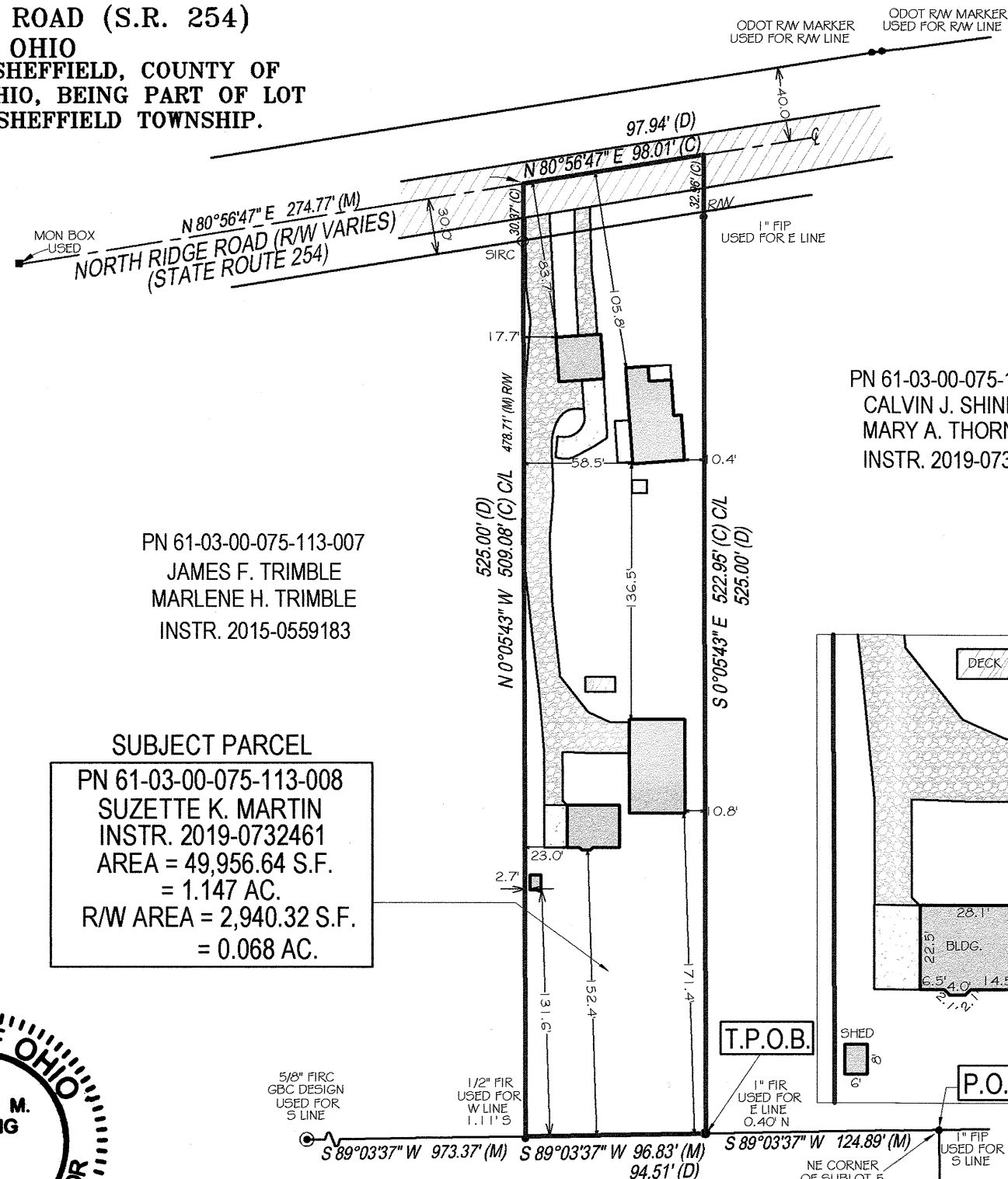
APPROVED
LORAIN CO
MAP DEPT
DATE 5/14/24
PAGE 03-00-075
BY WRZ
24-05297-D
51186

PN 61-03-00-075-113-007
JAMES F. TRIMBLE
MARLENE H. TRIMBLE
INSTR. 2015-0559183

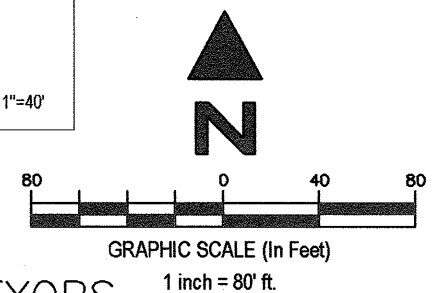
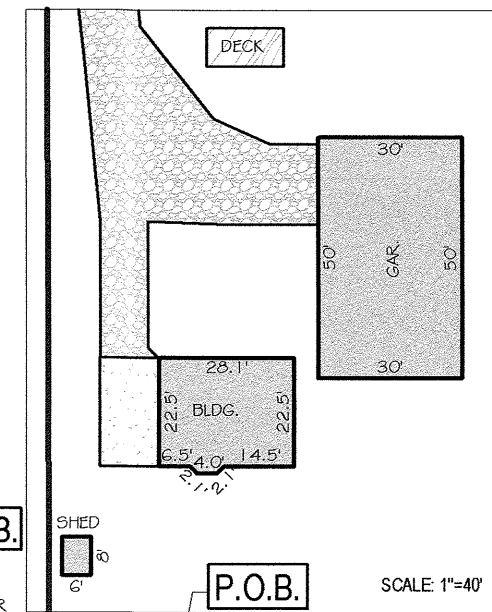
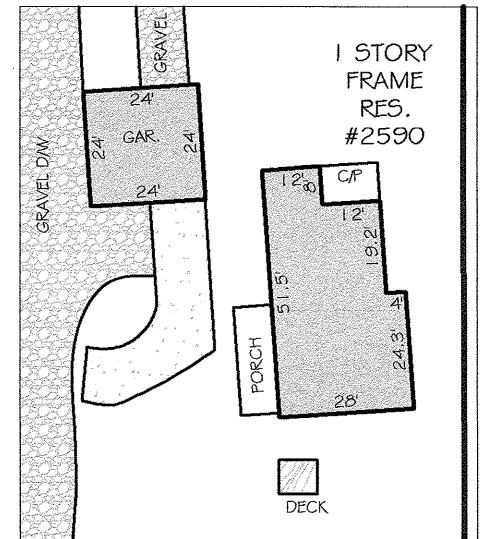
SUBJECT PARCEL
PN 61-03-00-075-113-008
SUZETTE K. MARTIN
INSTR. 2019-0732461
AREA = 49,956.64 S.F.
= 1.147 AC.
R/W AREA = 2,940.32 S.F.
= 0.068 AC.

GEORGE G. FACKLER'S
ALLOTMENT
PLAT BOOK 6, PAGE 5

PT. SUBLLOT 5
PN 0622012101011
BENJAMIN F. BRUCE
INSTR. 2013-0451700



PN 61-03-00-075-113-009
CALVIN J. SHINDLER
MARY A. THORNTON
INSTR. 2019-0735664



EXACTA LAND SURVEYORS
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
WWW.EXACTALAND.COM
DATE 5-7-2024
JOB NO. 2404.0510