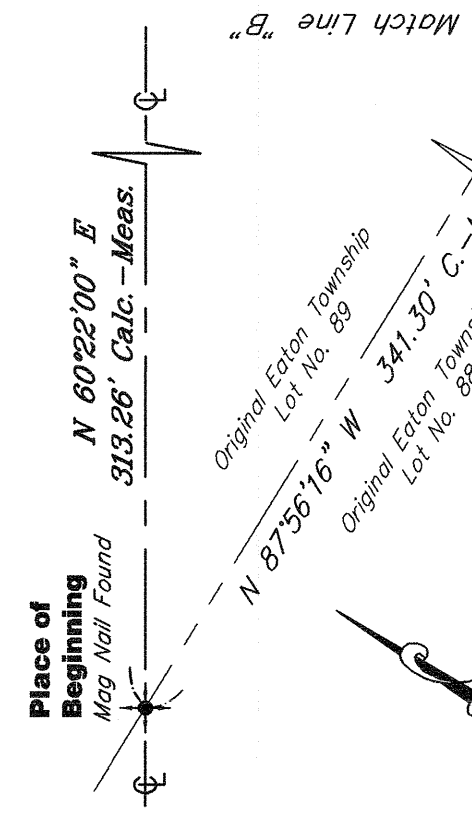


**BUTTERNUT RIDGE ROAD 50**  
(FORMERLY CLEVELAND-DBERLIN ROAD)  
(A PUBLIC RIGHT-OF-WAY)



**BASIS OF BEARINGS**

The centerline of Butternut Ridge Road as North 60°22'00" East in land conveyed to Christopher Matthew Kroll by the deed recorded in October 22, 2021 and recorded in Document No. 2021-0845636 of Lorain County Records.

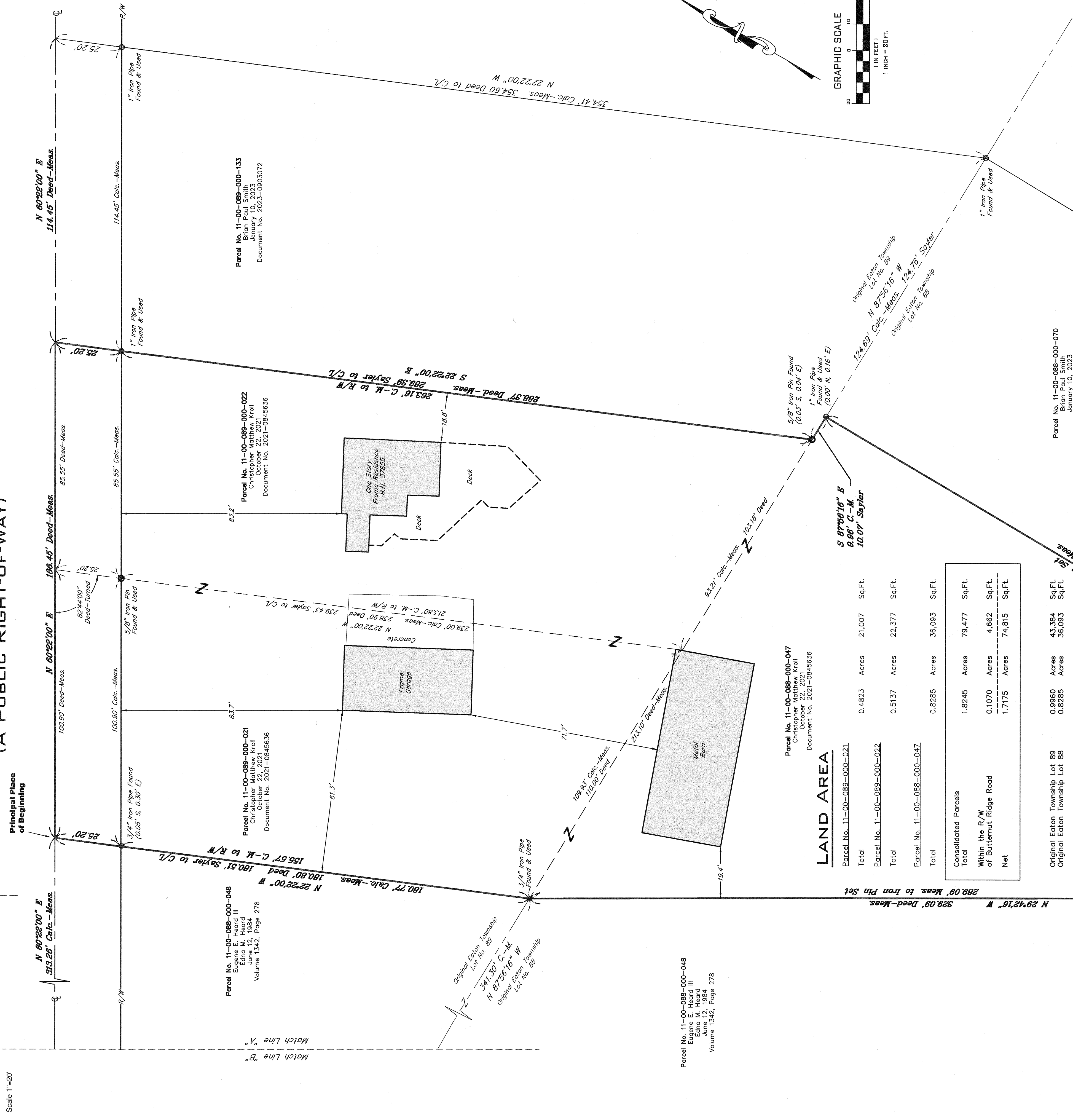
APPROVED  
LORAIN CO  
MAP DEPT

DATE 6/19/24  
PAGE 11-00-088-000-021  
BY WRZ  
24-04964  
51204

**PLAT OF CONSOLIDATION**  
OF  
**37855 BUTTERNUT RIDGE ROAD**  
PARCEL NO. 11-00-089-000-021  
PARCEL NO. 11-00-089-000-022  
PARCEL NO. 11-00-088-000-047  
EATON TOWNSHIP, OHIO

Situated in Eaton Township, County of Lorain and State of Ohio and known as being part of Original Eaton Township Lot Nos. 88 and 89.

**BUTTERNUT RIDGE ROAD 50**  
(FORMERLY CLEVELAND-DBERLIN ROAD)  
(FORMERLY STATE ROUTE 10)  
(A PUBLIC RIGHT-OF-WAY)



Parcel No. 11-00-089-000-133  
Brian Paul Smith  
October 22, 2021  
Document No. 2023-0903072

Parcel No. 11-00-088-000-022  
Christopher Matthew Kroll  
October 22, 2021  
Document No. 2021-0845636

Parcel No. 11-00-089-000-021  
Christopher Matthew Kroll  
October 22, 2021  
Document No. 2021-0845636

Parcel No. 11-00-088-000-048  
Eugene E. Heard III  
June 12, 1984  
Volume 1342, Page 278

Parcel No. 11-00-088-000-048  
Eugene E. Heard III  
June 12, 1984  
Volume 1342, Page 278

Parcel No. 11-00-088-000-047  
Christopher Matthew Kroll  
October 22, 2021  
Document No. 2021-0845636

**LAND AREA**

Parcel No. 11-00-089-000-021	0.4823	Acres	21,007	Sq.Ft.
Parcel No. 11-00-089-000-022	0.5137	Acres	22,377	Sq.Ft.
<b>Total</b>	<b>0.9960</b>	<b>Acres</b>	<b>43,384</b>	<b>Sq.Ft.</b>
Parcel No. 11-00-088-000-047	0.8285	Acres	36,093	Sq.Ft.
<b>Total</b>	<b>1.8245</b>	<b>Acres</b>	<b>79,477</b>	<b>Sq.Ft.</b>
<b>Consolidated Parcels</b>	<b>0.1070</b>	<b>Acres</b>	<b>4,662</b>	<b>Sq.Ft.</b>
<b>Within the R/W of Butternut Ridge Road</b>	<b>1.7175</b>	<b>Acres</b>	<b>74,815</b>	<b>Sq.Ft.</b>
<b>Net</b>	<b>0.9960</b>	<b>Acres</b>	<b>43,384</b>	<b>Sq.Ft.</b>
<b>Original Eaton Township Lot 89</b>	<b>0.8285</b>	<b>Acres</b>	<b>36,093</b>	<b>Sq.Ft.</b>
<b>Original Eaton Township Lot 88</b>	<b>0.1675</b>	<b>Acres</b>	<b>7,292</b>	<b>Sq.Ft.</b>

**REFERENCE SURVEYS**

- Survey of Parcel No. 11-00-089-000-023 for Helen J. Smith performed by Stuart W. Saylor, PS No. 8028 in March of 2006 (Lorain County Survey No. 39046) (Saylor)
- Boundary Survey of Parcel Nos. 11-00-089-000-021 and 022 performed by Brian Siebenhal, PS No. 8740 of the Riverstone Company in August of 2021. (Lorain County Survey No. 50372)

**LEGEND**

- ☐ = Monument Box Found
- = Iron Pin Found
- = 5/8"x30" Iron Pin Set
- ⊕ = Drill Hole Set / Found
- ⊙ = Mag Nail Set / Found
- ⊕ = Centerline
- P/L = Property Line

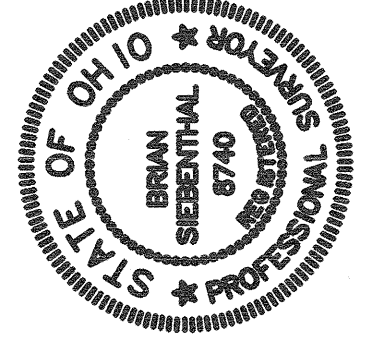
**OWNERS ACCEPTANCE**

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

Christopher Matthew Kroll

**NOTARY**

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ }  
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 \_\_\_\_\_, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.



*Brian Siebenhal*  
Brian Siebenhal  
P.S. No. 8740  
Date April 24, 2024  
Per June 11, 2024

**CERTIFICATION**

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which certify hereby that I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

**RIVERSTONE**  
LAND SURVEYING - ENGINEERING - DESIGN  
3800 LAKEVIEW AVENUE - SUITE 100  
CLEVELAND, OHIO 44131-4919  
PHONE: (216) 491-9640  
WWW.RIVERSTONESURVEY.COM