

2409.3957
BOUNDARY SURVEY
LORAIN COUNTY, OHIO

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 AXLE AS NOTED
 - Ⓓ-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
 - CLF-CHAIN-LINK FENCE
 - 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
 - P.O.L.-POINT ON LINE
 - RES.-RESIDENCE
 - R/W-RIGHT OF WAY
 - PG.-PAGE
 - S.B.L.-SET BACK LINE
 - S.F.-SQUARE FEET
 - S/L-SUBLOT
 - T.P.O.B.-TRUE POINT OF BEGINNING
 - VF-VINYL FENCE
 - WF-WOOD FENCE

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 MONUMENTS ALONG THE EAST LINE OF PARCEL NUMBER 07-00-045-110-049 (THE SUBJECT PARCEL), WHICH IS OBSERVED BEARING S 01°23'16" W.

DOCUMENTS USED:

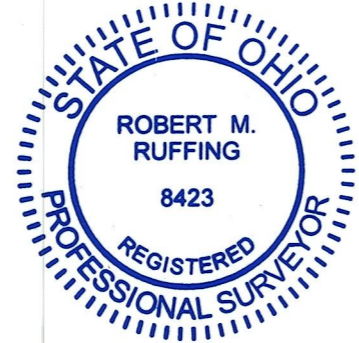
- SURVEY 42,405; LORAIN COUNTY AUDITOR'S OFFICE
- SURVEY 50,988;
- SURVEY 51,195,
- C/L SURVEY OF PARTS OF RIDGEVILLE-LORAIN ROAD, CENTER RIDGE ROAD, CASE ROAD, AND ALL OF BARRES ROAD, BY FOOR AND ASSOCIATES, INC., AUGUST 1978, ON FILE AT THE LORAIN COUNTY ENGINEER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

NOTE:

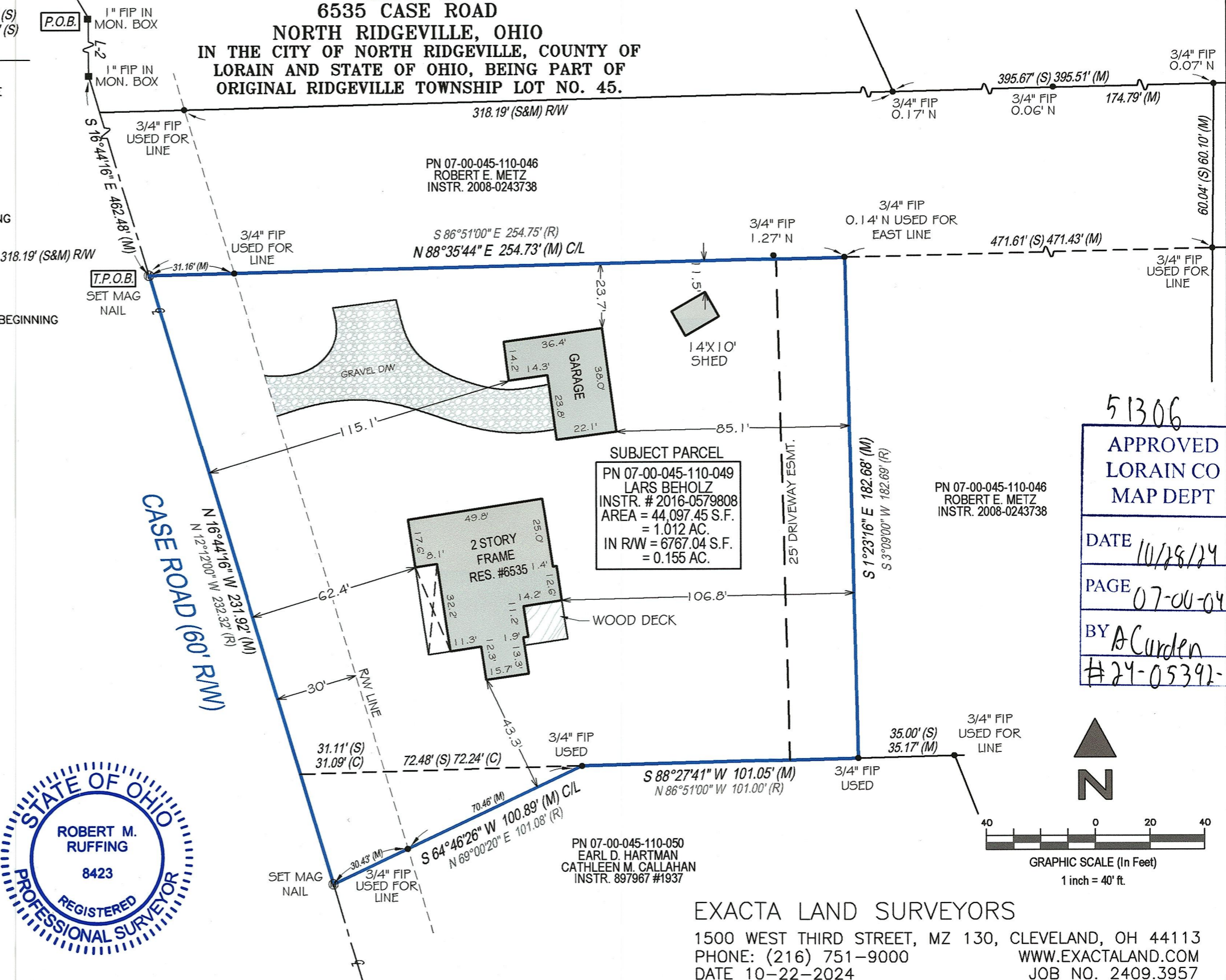
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN OCTOBER 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 DATE 10-22-2024
STATE OF OHIO



SURVEY OF
PN 07-00-045-110-049
KNOWN AS
6535 CASE ROAD
NORTH RIDGEVILLE, OHIO
IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF
LORAIN AND STATE OF OHIO, BEING PART OF
ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 45.

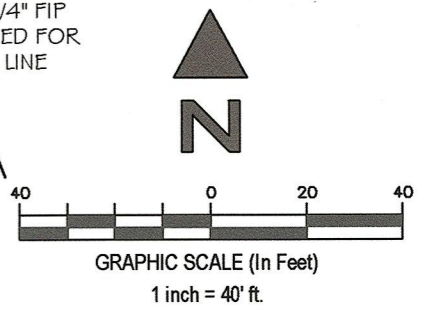


PN 07-00-045-110-046
ROBERT E. METZ
INSTR. 2008-0243738

SUBJECT PARCEL
PN 07-00-045-110-049
LARS BEHOLZ
INSTR. # 2016-0579808
AREA = 44,097.45 S.F.
= 1.012 AC.
IN R/W = 6767.04 S.F.
= 0.155 AC.

PN 07-00-045-110-050
EARL D. HARTMAN
CATHLEEN M. CALLAHAN
INSTR. 897967 #1937

51306
APPROVED
LORAIN CO
MAP DEPT
DATE 10/28/24
PAGE 07-00-045
BY ACurden
#24-05392-C



EXACTA LAND SURVEYORS
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
WWW.EXACTALAND.COM
DATE 10-22-2024
JOB NO. 2409.3957