

MAP OF SURVEY AND CONSOLIDATION

135 PEMBRIDGE COURT

SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING SUBLT NO. 23 AND PART OF SUBLT NO. 24 IN UPLAND GLEN SUBDIVISION NO. 2 AS RECORDED IN VOLUME 50 PAGE 70 OF LORAIN COUNTY MAP RECORDS AND PART OF ORIGINAL LOT NO. 45 SHEFFIELD TOWNSHIP

51363

APPROVED
LORAIN CO
MAP DEPT

DATE 1/8/25

PAGE 03-00-045

BY A Carden

#25-04956

#115
 RAINER & CHRISTEL WIEWEL
 PPN 03-00-045-102-106
 20010758417

S/L 24
 S/L 24

PPN 03-00-045-102-107
 0.105 AC.

#135

FRANCENE R. & JIM J. MILLER
 20230921345

COMBINED 0.308 AC. TOTAL

PPN 03-00-045-102-053
 0.203 AC.

S/L 27

ALEXANDER & KATHLEEN BERKI
 PPN 03-00-045-102-057
 20100326738

1" PIPE FOUND

N03°48'40"E
 35.05' REC.

5/8" REBAR PIN FOUND

S77°20'09"W 139.54' REC.

#145

PEMBRIDGE REALTY LLC
 PPN 03-00-045-102-052
 20240010320

C5
 R=206.32'
 L=62.71'
 Tan=31.60'
 $\Delta=17^{\circ}24'49''$
 N60°53'49"W
 CH 62.46'

5/8" REBAR PIN FOUND

C1
 R=181.32'
 L=75.01'
 Tan=38.05'
 $\Delta=23^{\circ}42'14''$
 S 57°45'01" E
 CH 74.48'

C4
 R=181.32'
 L=172.48'
 Tan=93.39'
 $\Delta=54^{\circ}30'07''$
 S42°21'12"E
 CH 166.05'

5/8" REBAR PIN IN MON. BOX FOUND

C2
 R=181.32'
 L=97.46'
 Tan=49.94'
 $\Delta=30^{\circ}47'47''$
 S 30°30'02" E
 CH 96.29'

5/8" REBAR CAPPED (ACLA) PIN FOUND

C3
 R=50.00'
 L=7.72'
 Tan=3.87'
 $\Delta=8^{\circ}50'38''$
 S 10°40'49" E
 CH 7.71'

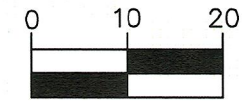
S/L 22 **APPROVED**
 SHEFFIELD LAKE BUILDING DEPT.

X. *Scott A. Landgraf* 1-7-2025

LATIMER COURT

PEMBRIDGE COURT 50'

GRAPHIC SCALE

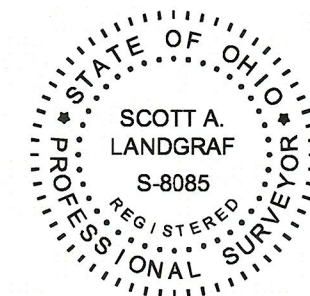


(IN FEET)
 1 inch = 20 ft.

DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED OSCP SYSTEM 3401 NORTH ZONE NAD 83 (2011) AND ARE USED TO INDICATE ANGLES ONLY.

SURVEYED IN AUGUST 2024 THIS MAP REPRESENTS A SURVEY WHICH MEETS THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF OHIO AS SPECIFIED IN 4733-37 OF THE O.A.C.. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS FOUND ARE LABELED ACCORDINGLY. PINS SET ARE 5/8" x 30" REBAR CAPPED S. LANDGRAF P.S. 8085 OR AS NOTED ON MAP, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF SAME AND IS ALSO SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

Scott A. Landgraf 11-22-24
 SCOTT A. LANDGRAF P.E., P.S. DATE



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