

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF NORTH RIDGE ROAD, OBSERVED AS NORTH 89°30'30" EAST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

SIGNIFICANT OBSERVATIONS

- GRAVEL PARKING LOT EXTEND OVER WESTERLY LINE OF THE SURVEYED PROPERTY.
- CONCRETE WALK EXTENDS OVER EASTERLY LINE OF THE SURVEYED PROPERTY.

LEGEND

CONCRETE ASPHALT



- DRILL HOLE SET
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LORAIN COUNTY MAP RECORDS
- L.C.D.R. LORAIN COUNTY DEED RECORDS

APPROVED
LORAIN CO
MAP DEPT
DATE 4/20/25
PAGE 03-00-111-119-007
03-00-110
BY WRZ
25-055654

51526112

ELYRIA ROAD (60')

POINT OF COMMENCEMENT
PPN 03-00-111-119-007
& 03-00-111-119-008

SHEFFIELD TOWNSHIP
ELYRIA TOWNSHIP



BOUNDARY SURVEY

FOR
1785 & 1795 NORTH RIDGE ROAD

KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 111,
RANGE 17 WEST, TOWNSHIP 7 NORTH OF THE CONNECTICUT
WESTERN RESERVE SURVEY, BEING SUBLOT 184 OF THE ROLLING
HEIGHTS ALLOTMENT RECORDED IN PLAT VOLUME 11, PAGE 24
LORAIN COUNTY MAP RECORDS, NOW SITUATED IN THE

TOWNSHIP OF SHEFFIELD
COUNTY OF LORAIN - STATE OF OHIO

McSteen

LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH
CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE, THE INFORMATION, COURSES
AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.
DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF.

RONALD W. HINTON
REG. PROF. SURV. No. 7917
Job No.: 25-133
Field Date: July 29, 2025
Survey Date: August 7, 2025
Drawn By: TEE

SURVEY REFERENCES

- LORAIN COUNTY MAP RECORDS
VOLUME 11, PAGE 24
- LOR-254-(2.40-3.88) RIGHT-OF-WAY PLAN
- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY TAX MAPS

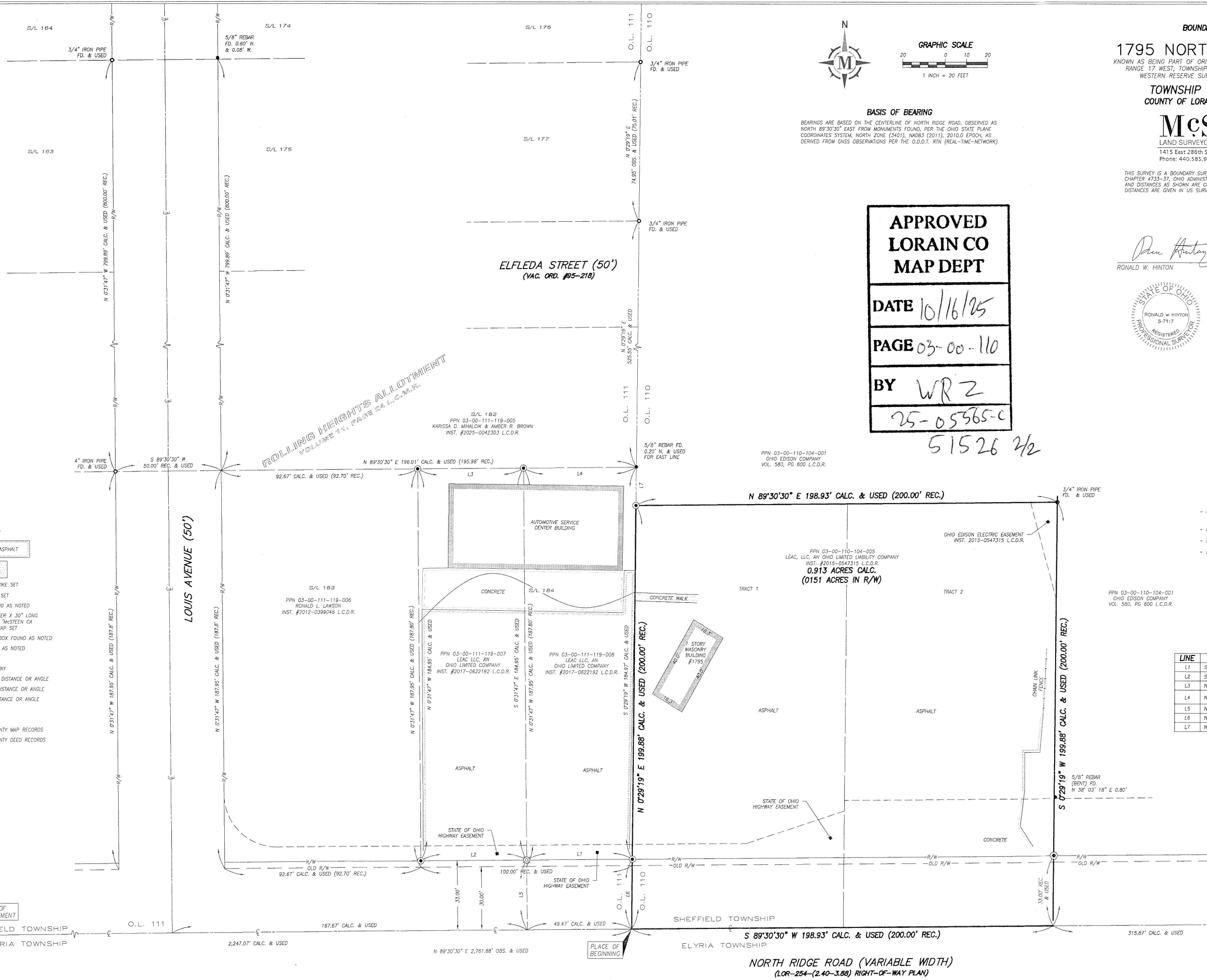
LINE DATA

LINE	BEARING	DISTANCE
L1	S 89°30'30" W	50.05' CALC. & USED
L2	S 89°30'30" W	50.00' REC. & USED
L3	N 89°30'30" E	50.00' REC. & USED
L4	N 89°30'30" E	53.34' CALC. & USED (53.28' REC.)
L5	N 0°31'47" W	33.00' REC. & USED
L6	N 0°29'19" W	33.00' REC. & USED

PEARL ROAD (60')

3/4" REBAR
IN MON. BOX
FD. & USED

NORTH RIDGE ROAD (VARIABLE WIDTH)
(LOR-254-(2.40-3.88) RIGHT-OF-WAY PLAN)



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BOUNDARY SURVEY
FOR
1795 NORTH RIDGE ROAD
KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 110,
RANGE 17 WEST, TOWNSHIP 7 NORTH OF THE CONNECTICUT
WESTERN RESERVE SURVEY, NOW SITUATED IN THE
TOWNSHIP OF SHEFFIELD
COUNTY OF LORAIN - STATE OF OHIO

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Ronald W. Hinton
RONALD W. HINTON

REC. PROF. SURV. No. 7917
Job No.: 25-133
Field Date: October 2, 2025
Survey Date: October 7, 2025
Drawn By: TEE & AJB



APPROVED
LORAIN CO
MAP DEPT
DATE 10/16/25
PAGE 03-00-110
BY WRZ
25-05565-C
51526 1/2

SURVEY REFERENCES

- LORAIN COUNTY MAP RECORDS
VOLUME 11, PAGE 24
- LOR-254-(2.40-3.88) RIGHT-OF-WAY PLAN
- LORAIN COUNTY DEED RECORDS
- LORAIN COUNTY TAX MAPS

LINE DATA

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L1	S 89°30'30" W	50.05' CALC. & USED
L2	S 89°30'30" W	50.00' REC. & USED
L3	N 89°30'30" E	50.00' REC. & USED
L4	N 89°30'30" E	53.34' CALC. & USED (53.28' REC.)
L5	N 0°31'47" W	33.00' REC. & USED
L6	N 0°29'19" W	33.00' REC. & USED
L7	N 0°29'19" W	18.10' CALC. & USED

PEARL ROAD (60')

NORTH RIDGE ROAD (VARIABLE WIDTH)
(LOR-254-(2.40-3.88) RIGHT-OF-WAY PLAN)