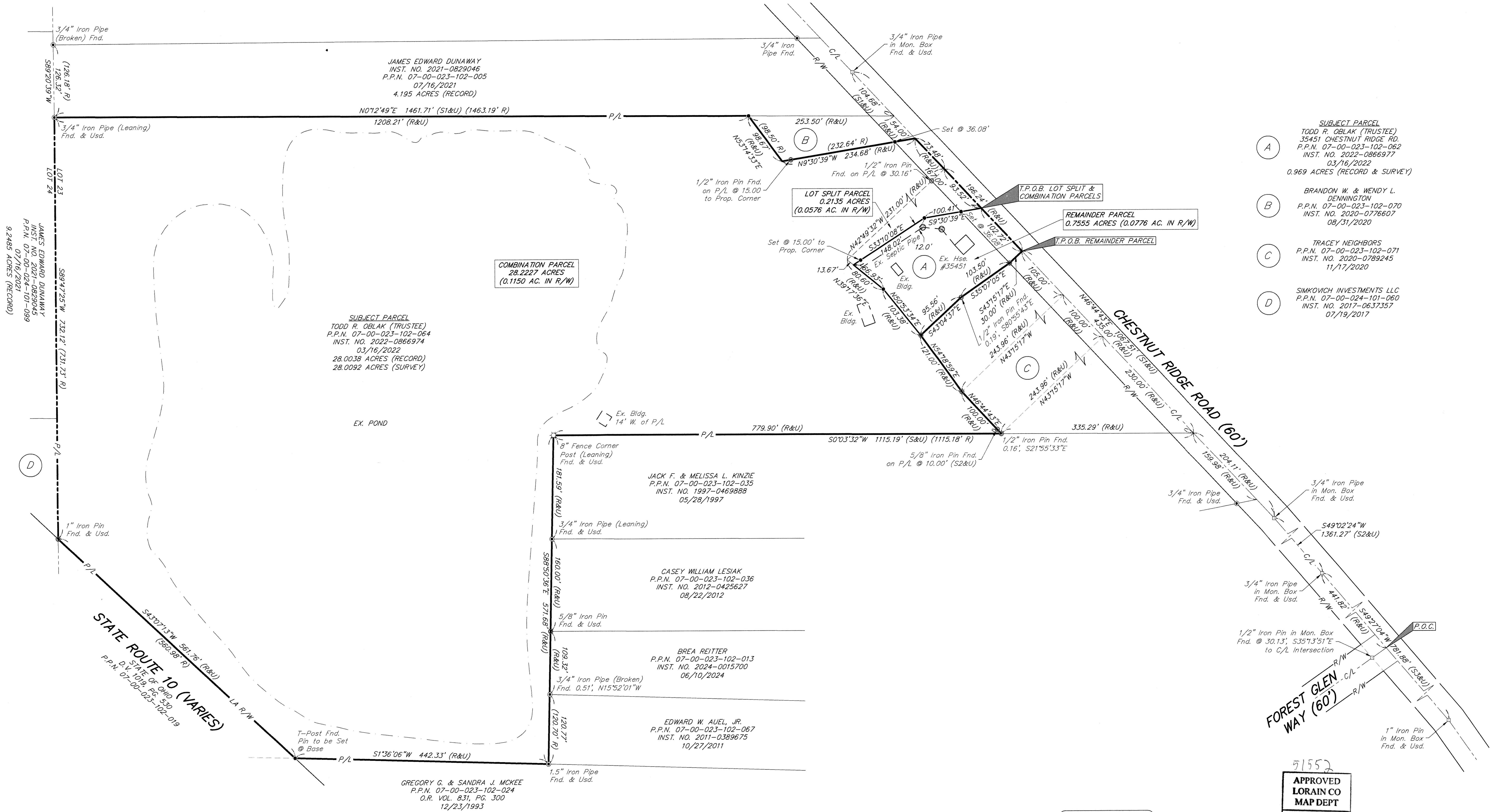


LOT SPLIT & COMBINATION SURVEY

Situated in the City of North Ridgeville, County of Lorain, State of Ohio, and known as being part of Original Ridgeville Township Lot 23 P.P.N.'S 0700023102062 & 0700023102064



SUBJECT PARCEL
TODD R. OBLAK (TRUSTEE)
35451 CHESTNUT RIDGE RD.
P.P.N. 07-00-023-102-062
INST. NO. 2022-0866977
03/16/2022
0.969 ACRES (RECORD & SURVEY)

BRANDON W. & WENDY L. DENNINGTON
P.P.N. 07-00-023-102-070
INST. NO. 2020-0776607
08/31/2020

TRACEY NEIGHBORS
P.P.N. 07-00-023-102-071
INST. NO. 2020-0789245
11/17/2020

SIMKOVICH INVESTMENTS LLC
P.P.N. 07-00-024-101-060
INST. NO. 2017-0637357
07/19/2017

SURVEY LEGEND

- Monument Box Found & Described
- 1/2" Iron Pin Found & Used, Unless Otherwise Described
- Iron Pipe Found & Described
- Fence Corner Post Found & Described
- Fnd. (F) - Found
- Usd. (U) - Used
- (P) - Plat
- Surv. (S) - Record Survey
- Rec. (R) - Record Deed
- R/W - Right of Way
- C/L - Centerline
- P/L - Property Line
- (S1) - Survey No. 31615
- (S2) - Survey No. 48854
- (S3) - Survey No. 50162
- Septic Lid

51552

APPROVED
LORAIN CO
MAP DEPT
DATE 4/29/25
PAGE 07-00-023
BY Al Corden
#25-05067

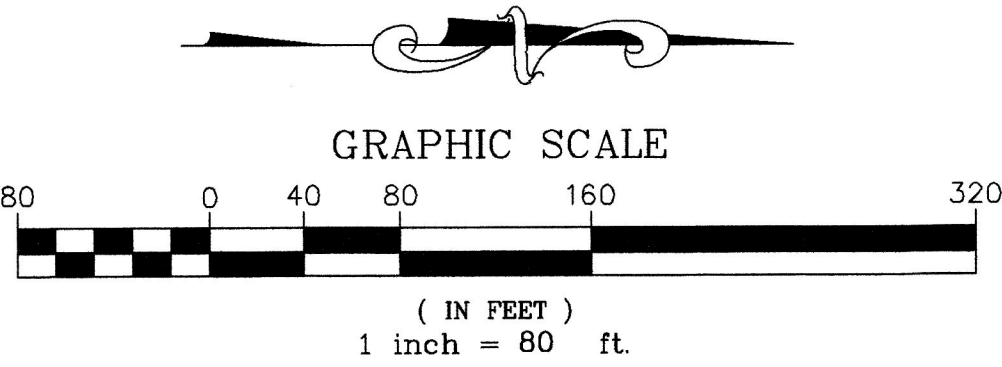
Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com
SURVEY DATE: APRIL 2025
SHEET 1 OF 1
PROJ. No. 24-223 DRAWING NAME 24-223.dwg

REFERENCES
LORAIN COUNTY RECORDS
DEEDS & PLATS AS SHOWN & LISTED.
WILLOW ESTATES (VOL. 58, PGS. 31-32)
SURVEY NO.'S: 31615, 48854, & 50162

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

Eric J. Misanke Date: 04-30-2025
Reg. Ohio Surveyor No. PS-#8850



The "Basis of Bearings" for this survey is Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.