



VICINITY MAP - NTS

LEGEND

- 1" IRON PIN WITH MONUMENT BOX
- SET MAG NAIL
- FOUND 3/4" IRON PIN
- SET 5/8" IRON PIN WITH YELLOW CAP
- FOUND CUT STONE

PLAT OF SURVEY

VCA NORTH RIDGE ANIMAL HOSP
PROJECT #21-6759-SITE #001
6336 N RIDGE RD
PART OF TRACT 3, LOT 6 AND LOT 7
MADISON TOWNSHIP, OH 44057
COUNTY OF LAKE, STATE OF OHIO

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS THE RESULT OF A SURVEY CONDUCTED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO OAC 4733-37, OHIO STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

SURVEYOR'S SIGNATURE
BRYANT ABT
2015

PREPARED FOR NEXUSCRE
BY: BRYANT ABT
8120 ST RT 26
LEESBURG, OH 45135
(937) 558-6671

SURVEYOR LICENSE # 8593
DATE OF LAST REVISION:

Sheet 1 of 1

NEXUSCRE (330) 777-0502

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

NEXUS-CRE
EMAIL: INFO@NEXUS-CRE.COM
PHONE: (330) 777-0502
24 N. High Street, Suite 103, Akron, OH 44308

- ### SURVEYORS NOTES
1. NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(18) AND FURTHER BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION VRS NETWORK COLLECTED UTILIZING GNSS LOCATIONS WITH A HEMISPHERE 5631
 2. ALL UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE ONLY. NO CERTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN ARE CORRECT OR THAT ALL UTILITIES ARE SHOWN.
 3. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE LAKE COUNTY RECORDERS OFFICE ON FILE IN PAINESVILLE, OH
 4. SURVEY PREPARED FROM FIELDWORK PERFORMED IN OCTOBER OF 2021 ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 5. ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA NORTH RIDGE ROAD OPEN AND PUBLIC ROADWAY
 6. THE SURVEYOR DID NOT CONDUCT A TITLE SEARCH ON THE SUBJECT PARCEL.
 7. THE BOUNDARY AS SHOWN ASCERTAINED UTILIZING THE DOCUMENTS AS SHOWN ON THE FACE OF THE SURVEY.
 8. THIS SURVEY PREPARED ACCORDING TO OAC 4733-37, STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR THE STATE OF OHIO
 9. ADDRESS OF SUBJECT PROPERTY IS 6336 N RIDGE ROAD, MADISON, OH
 10. NO PARTY WALLS OBSERVED AT THE TIME OF THE SURVEY
 11. NO EVIDENCE OF OCCUPATION NOTED AT THE TIME OF THE SURVEY.