

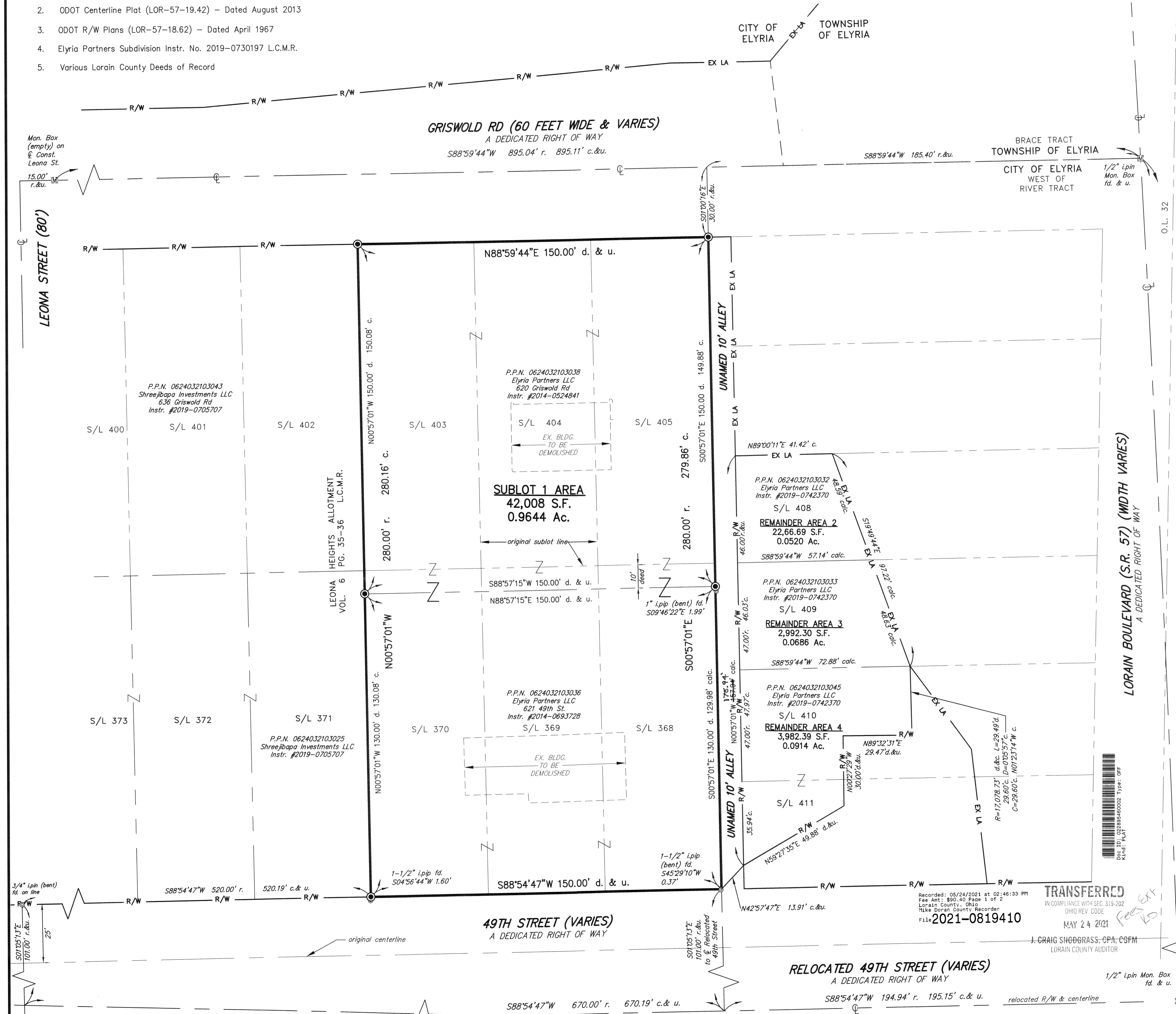
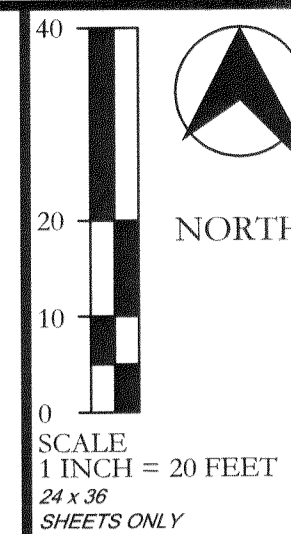
SURVEY REFERENCES

1. Leona Heights Allotment Vol. 6 Pg. 35-36 L.C.M.R.
2. ODOT Centerline Plat (LOR-57-19.42) - Dated August 2013
3. ODOT R/W Plans (LOR-57-18.62) - Dated April 1967
4. Elyria Partners Subdivision Instr. No. 2019-0730197 L.C.M.R.
5. Various Lorain County Deeds of Record

THE INTENT OF THIS PLAT IS TO CONSOLIDATE THE FOLLOWING PARCELS
P.P.N's 0624032103038 & 0624032103036 INTO A NEW "SUBLOT 1" AS SHOWN.

**CLEAN EXPRESS ELYRIA
GRISWOLD SUBDIVISION**

SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO,
AND BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 32 AND A PART OF
ORIGINAL LOT 16 IN THE BRACE TRACT WEST OF THE BLACK RIVER AND BEING A
RE-SUBDIVISION OF ALL OF 368 THRU 370 AND 403 THRU 405 IN THE
LEONA HEIGHTS ALLOTMENT AS RECORDED IN MAP VOLUME 6 PAGE 35 OF
LORAIN COUNTY RECORDS

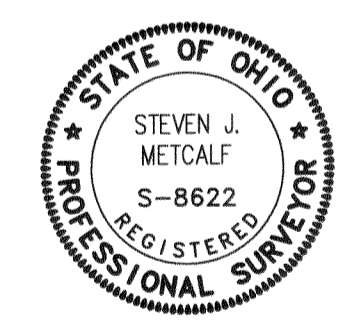


OWNERS ACCEPTANCE
I, Clifford Hersman, representing ELYRIA PARTNERS LLC,
being owners of the lands shown hereon, do hereby accept the making and
recording of this Map of Lot Consolidation of the same.
By: Clifford Hersman Representative Title Managing Member

NOTARY
County of Lake State of OHIO SS
Before me, a Notary Public in and for said County and State,
personally appeared the above named Clifford Hersman
representative of ELYRIA PARTNERS LLC, of the lands shown hereon, who
acknowledged the signing of the foregoing instrument to be their free act
and deed personally and as said Officer, the free act and deed of said
company.
In witness whereof, I have hereunto set my hand and official seal at
Cleveland, Ohio this 5th day of March 2021.
Lisa B. Bondelli 8/29/23
Notary Public Commission Expiration

APPROVAL
THIS PLAT IS HEREBY APPROVED BY THE CHIEF BUILDING OFFICIAL
FOR THE CITY OF ELYRIA, OHIO THIS _____ DAY
OF _____, 202____.
DARRYL FARKAS
CITY OF ELYRIA, OH
PLANNING COMMISSION
NO PLAT REQUIRED DATE 3-5-21

SURVEY CERTIFICATION
This survey on which it is based was prepared in accordance with and
satisfy the minimum standards for boundary surveys in the State of Ohio, as
codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.
Distances shown hereon are given in feet and decimal parts thereof.
The basis of bearings for this survey is NAD83 (CORS96) Ohio State Plane
Coordinate System, North Zone (3401) and is used to denote angles only.
I hereby state to the best of my professional
knowledge, information and belief, all to be correct.
Fieldwork was performed in November 2020.
Steven J. Metcalf 02-15-21
Registered Surveyor No. 8622-Ohio Date



ABBREVIATIONS

AFN.....	AUTOMATED FILING NO.
C. or CALC....	CALCULATED
CL.....	CENTER LINE
C.D.R.....	COUNTY DEED RECORD
C.M.R.....	COUNTY MAP RECORD
D.....	DEED
EX.....	EXISTING
FND.....	FOUND
INSTR.....	INSTRUMENT
L/A.....	LIMITED ACCESS
MON.....	MONUMENT
O. or OBS.....	OBSERVED
PG.....	PAGE
R or P/L.....	PROPERTY LINE
R. or REC.....	RECORD
R/W.....	RIGHT OF WAY
U.....	USED
VOL.....	VOLUME

SYMBOL LEGEND (EXISTING)

CL	CENTER LINE
P	PROPERTY LINE
Z	CONSOLIDATED LOTS
IP	IRON PIN/PIPE FOUND
IP	IRON PIN SET (#8622-Metcalf)
IM	MONUMENT FOUND
IN	IRON NAIL SET

REV NO	DATE	DESCRIPTION
2	02-15-21	Revs per County Review Comments
1	01-27-21	Revs per County Review Comments
	01-25-21	Submit to Client & County Review

DRG NAME: 14533-CP
DRAWN BY: CWC
CHK'D BY: SJM
JOB NO: 14533

CLEAN EXPRESS ELYRIA GRISWOLD SUBDIVISION
CLEAN EXPRESS ELYRIA GRISWOLD, LLC - ELYRIA PARTNERS, LLC - 620 GRISWOLD ROAD
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

NEFF
& ASSOCIATES
Civil Engineers & Land Surveyors
6405 York Road Parma Heights, Ohio 44130
Tel: 440.884.3100 Fax: 440.884.3104
www.neff-associates.com

Plat Sheet

Instrument # 2021-0819410

Film # _____

Name of Plat: CLEAN EXPRESS ELYRIA GRISWOLD SUBDIVISION

Owner: ELYRIA WEST LLC

Description: SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN AND BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO 32 AND PART OF ORIGINAL LOT 16 IN GRACE TRACT WEST OF BLACK RIVER AND RE-SUBDIVISION OF ALL OF 368 THRU 370 AND 403 THRU 405 IN LEANA HEIGHTS ALLOTMENT
CREATING Sublot 1 - 0.9644 ACRE | EASEMENTS

Floor Plans: /

Related/Margin: PLAT Vol 6
Pg 35

Comments: _____

Vol. 110

Receiving Stamp

Pg. 9

JMNI TITLE LLC
737 BOLIVAR RD
STE 270
CLEVELAND, OH 44115-1262

Amount: 90.40
Initials: ST