



CURVE DATA						
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
C1	160.00'	102.86'	101.10'	S 16°14'40" W	36°50'05"	53.28'
C2	100.00'	64.29'	63.19'	S 16°14'40" W	36°50'05"	33.30'
C3	130.00'	83.58'	82.14'	S 16°14'40" W	36°50'05"	43.29'
C4	130.00'	83.58'	82.14'	S 16°14'40" W	36°50'05"	43.29'
C5	20.00'	24.70'	23.16'	S 08°54'56" W	70°45'32"	14.20'
C6	50.00'	50.80'	48.64'	S 55°34'16" E	58°12'52"	27.84'
C7	65.00'	297.80'	97.74'	S 46°34'28" W	262°30'19"	74.11'

- DENOTES 5/8" DIAMETER, 30" LONG IRON PIN TO BE SET UPON COMPLETION OF IMPROVEMENTS (UNLESS OTHERWISE NOTED)
- DENOTES 5/8" DIAMETER, 30" LONG IRON PIN INSIDE MONUMENT BOX ASSEMBLY TO BE SET UPON COMPLETION OF IMPROVEMENTS (UNLESS OTHERWISE NOTED)

50 0 25 50  
SCALE: 1" = 50'

CHESTNUT RIDGE ROAD (VARIABLE WIDTH)  
2812.53' OBS. (MON. TO MON.)

SURVEY REFERENCES

Centerline & Right of Way Plans -- Ohio Department of Transportation Projects  
LOR-57-11.74  
LOR-20-15.99  
LOR-57-12.13  
LOR-20-16.17

Lot Split Survey prepared by Casey Professional Services, LLC and dated October 15, 2014

Annexation Map prepared by Barbosa and Associates LLC and dated July 8, 2017

**SUBLOT 1**  
137,362 SQUARE FEET  
(3.1534 ACRES) INCLUDING  
10,598 SQUARE FEET  
(0.2433 ACRE) WITHIN R/W

PAREE MAY SOBHANI  
(17.64% interest)  
STEPHEN BORHAN SOBHANI  
(17.64% interest)  
SHERINE JANE SOBHANI,  
aka SHERINE JANE SOBHANI LEEHOUEURS  
(17.64% interest)  
S. LAYLI SOBHANI AZEVEDO, TRUSTEE OF  
THE LAYLI SOBHANI 2006 TRUST (17.64% interest)  
GLORIA STEPHENS SOBHANI, TRUSTEE OF  
THE SOBHANI 2005 TRUST (29.44% interest)  
DOC. #2023-0938906 L.C.R.  
PPN 11-00-092-000-096

**AVENTURINE TRI LLC**  
DOC. #2024-0001882 L.C.R.  
PPN 11-00-092-000-097

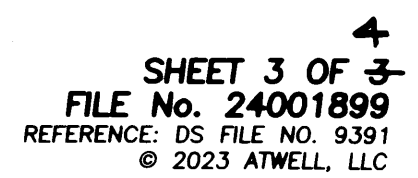
LORAIN COUNTY COMMISSIONERS  
ANNEXATION LETTER  
DOC. #2018-0664139 L.C.R.

ANNEXATION TO CITY OF ELYRIA BY  
ORDINANCE NO. 2018-70  
DOC. #2018-0660000 L.C.R.

**SUBLOT 2**  
136,815 SQUARE FEET  
(3.1408 ACRES)

**SUBLOT 3**  
1,130,623 SQUARE FEET  
(25.9555 ACRES)






OWNERS CERTIFICATION  
AND ACCEPTANCE  
S. LAYLI SOBHANI AZEVEDO, TRUSTEE  
OF THE LAYLI SOBHANI 2006 TRUST

THE UNDERSIGNED OWNER, S. LAYLI SOBHANI AZEVEDO, TRUSTEE OF THE LAYLI SOBHANI 2006 TRUST, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS THE SUBDIVISION OF LANDS AND DEDICATION OF EATON POINT DRIVE FOR PSF ABC EATON POINT LLC; RT. 57 CHESTNUT RIDGE, LLC; AVENTURINE TRI LLC; AND PAREE MAY SOBHANI, et. al., A SUBDIVISION OF LOTS 1 TO 3 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF ELYRIA, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.


  
S. LAYLI SOBHANI AZEVEDO,  
TRUSTEE OF THE LAYLI SOBHANI 2006 TRUST

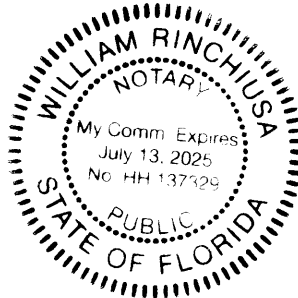
NOTARY PUBLIC

STATE OF Florida )  
COUNTY OF St. Johns ) S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED S. LAYLI SOBHANI AZEVEDO, TRUSTEE OF THE LAYLI SOBHANI 2006 TRUST, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15<sup>th</sup> DAY OF January, 2025.

 07/13/2025  
NOTARY PUBLIC MY COMMISSION EXPIRES



Plat SheetInstrument # 2025-0046686

Film # \_\_\_\_\_

Name of Plat: Eaton Point SubdivisionOwner: Adventure TR LLC, RT 57 Chestnut Ridge LLCDescription: Situated in the City of Elyria, County  
of Lorain and State of Ohio and known as  
being part of Original Eaton Township Lot 92Acreage - 34.0693

Floor Plans: \_\_\_\_\_

Related/Margin: \_\_\_\_\_

Additional Owners: PSF ABC Eaton Point LLCComments: Parce May Sobhani, Stephen Berhan Sobhani,  
Sherine Jane Sobhani AKA Sherine Jane Sobhani Lee Houwers  
S. Layli Sobhani, Azevedo TR Layli Sobhani, 2006 Trust,Vol 117Receiving Stamp Gloria Stephens  
Sobhani, TRPg. 73, 74, 75, 76Sobhani, 2005 TrustAmount: 345.60Initials: jh