

Beaver Creek

Subdivision No. 1

Being a subdivision of P.p.n. 11-00-085-000-065
Situating in the Township of Eaton, County of Lorain, and State of Ohio,
and further known as being part of Lot 85, Original Eaton Township, Being
Township No. 5 in the 16th Range of Townships in the Connecticut Western Reserve.
May 2026

Grantor/Owner/Developer:

SPRINGVALE DEVELOPMENT COMPANY LTD.
260 SOUTH LOGAN
ELYRIA, OHIO, 44035
CONTACT:
ROBERT YOST
440-366-2241
BBYOST02@GMAIL.COM

Area Tabulation:

AREA IN PROPOSED R.O.W.	= 3.3160 Acres
AREA IN EXISTING R.O.W.	= 0.5865 Acres
AREA IN SUBLOTS	= 11.4366 Acres
AREA IN BLOCKS	= 5.1688 Acres
TOTAL AREA PHASE I	= 20.5079 Acres
REMAINING AREA	= 52.9478 Acres
OVERALL AREA	= 73.4557 Acres

Owner's Certificate:

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO AND BEGINNING PART OF LOT 85 OF ORIGINAL EATON TOWNSHIP AND CONTAINING 73.4557 ACRES AND BEING PART OF THE SAME TRACT AS CONVEYED TO SPRINGVALE DEVELOPMENT COMPANY LTD., AS RECORDED IN INSTRUMENT NUMBER 2002-0822390 (PPN: 11-00-085-000-065)

THE UNDERSIGNED, ROBERT D. YOST, PARTNER OF SPRINGVALE DEVELOPMENT COMPANY LTD., HEREBY CERTIFIES THE ATTACHED PLAT REPRESENTS "BEAVER CREEK SUBDIVISION NO. 1", A SUBDIVISION OF LOTS 1-41, AND BLOCKS A, B & C, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OF THE ROADS, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

AND DOES HEREBY GRANT AND ESTABLISH 25' WIDE REAR YARD ACCESS EASEMENTS AS SHOWN HEREON TO THE HOMEOWNERS ASSOCIATION AND LORAIN COUNTY COMMISSIONERS FOR THE PURPOSE OF MAINTENANCE OF STORM CONTROL MEASURES AND DRAINAGE, TOGETHER WITH INGRESS AND EGRESS THERETO UPON SUBLOTS NOS. 10 THROUGH 15. NO CHANGE TO THE GRADES, NOR THE PLACEMENT OF ANY OBSTRUCTIONS, NOR ERECTION OF STRUCTURES, FENCES OR LANDSCAPING (OTHER THAN LAWNS) SHALL BE PERMITTED WITHIN SAID EASEMENT AREAS. INDIVIDUAL SUBLOT OWNERS SHALL MAINTAIN DRAINAGE FACILITIES THEREIN.

AND DOES HEREBY GRANT UNTO OHIO EDISON, ALLTEL COMMUNICATIONS, COLUMBIA GAS OF OHIO, AND GLW BROADBAND, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH, EXCEPT FOURTEEN (14) FEET IN WIDTH ALONG THE NORTHERLY LINE OF SUBLOT 14, UNDER AS SHOWN HEREON, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE DIMENSIONS OF THE LOTS 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.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HERETO SET THEIR HAND THIS 1 DAY OF July, 2026.

WITNESS
Robert D. Yost

WITNESS
Robert D. Yost

ROBERT D. YOST, PARTNER OF SPRINGVALE DEVELOPMENT COMPANY LTD.

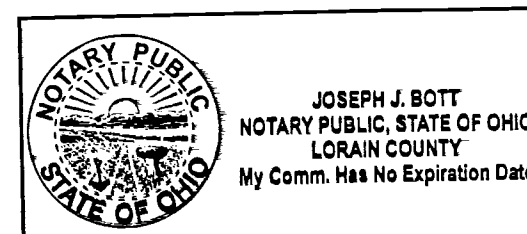
Notary Public:

COUNTY OF Lorain }
STATE OF OHIO }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BEFORE THE ABOVE SIGNED Robert D. Yost, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED, INDIVIDUALLY, AND AS SUCH OFFICER, AND THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Elyria, OHIO THIS 1st DAY OF July, 2026.

NOTARY PUBLIC
Joseph J. Bott



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

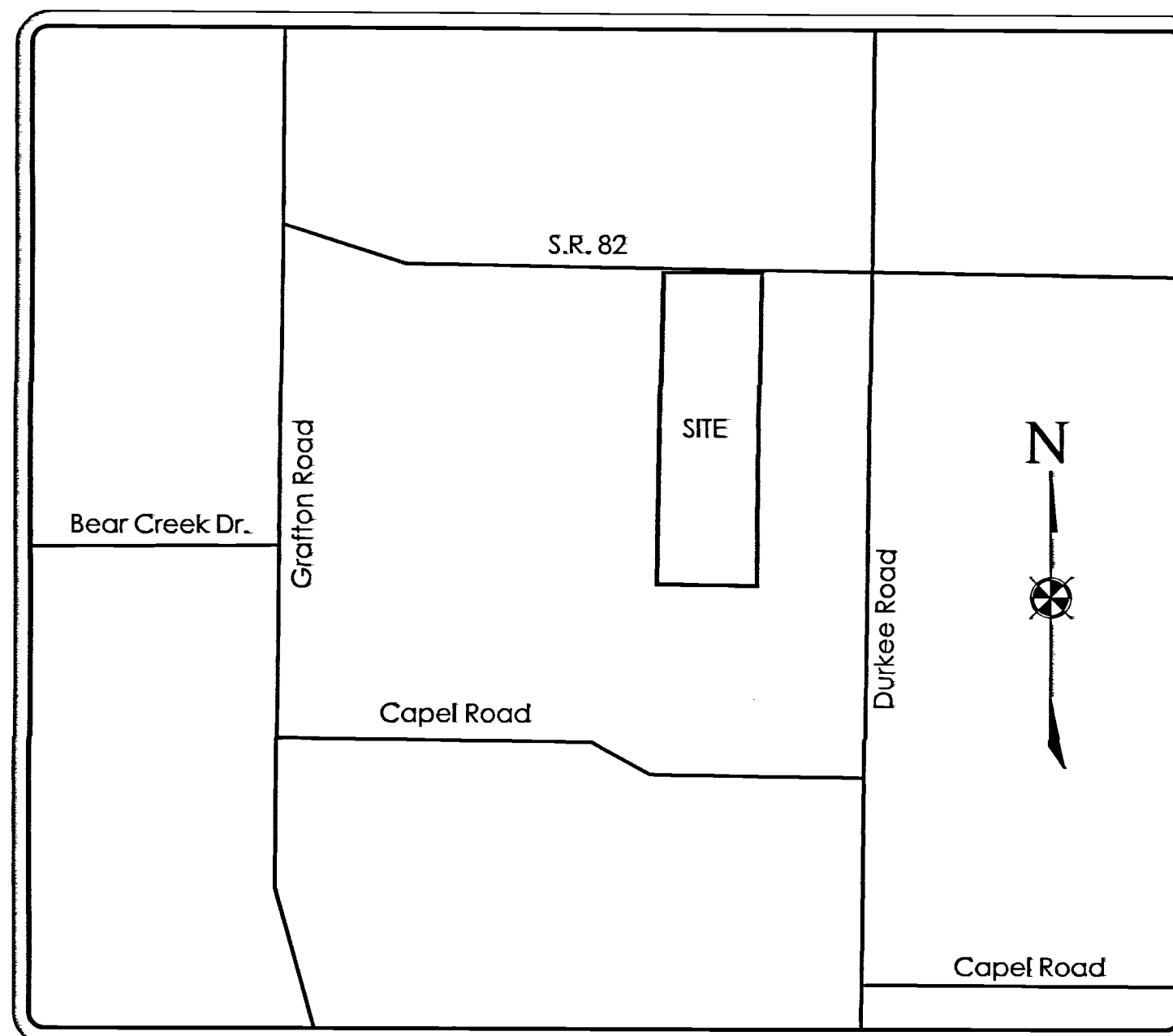
OCT 15 2026

J. CRAIG SHODGRASS, CPA, CCFM
LORAIN COUNTY AUDITOR

2026-0115462
PLAT Fee: \$432.00 Page 1 of 5
Recorded: 10/15/2026 at 10:41 AM
Receipt: T20260025853



Plat Vol 120
Pg 25, 26, 27,
28, 29



Vicinity Map
N.T.S.

Mortgage Release:

BE IT KNOWN THAT _____, MORTGAGEE OF THE LAND INDICATED ON THIS PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN LORAIN COUNTY RECORD OF MORTGAGES IN MORTGAGE DOCUMENT NO. _____, BEAVER CREEK RUN, (SIXTY FIVE FEET WIDE), TELLURIDE DRIVE, (SIXTY FIVE FEET WIDE), AND SILVERTON RUN (SIXTY FIVE FEET & VARIES), THE SOUTHERLY SIXTY FEET OF ELYRIA - TWINSBURG ROAD, HERETOFORE NOT DEDICATED AND THE EASEMENTS HEREIN GRANTED AND RESERVED.

IN WITNESS WHEREOF, _____ HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY _____, THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT _____, OHIO, THIS _____ DAY OF _____, 2026.

STATE OF OHIO }
COUNTY OF _____ }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABOVE THE NAMED _____ THROUGH _____, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC



POLARIS ENGINEERING
and SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

Approvals:

APPROVED THIS 22nd DAY OF SEPTEMBER, 2026, BY THE LORAIN COUNTY ENGINEER:

Ken Lamy R.E.P.E.
LORAIN COUNTY ENGINEER

APPROVED THIS 20th DAY OF August, 2026, BY LORCO (LORAIN COUNTY RURAL WASTEWATER DISTRICT)

Gene M. Toy
GENE M. TOY

APPROVED THIS 24th DAY OF August, 2026, BY THE LORAIN COUNTY PROSECUTOR:

Ken Lamy
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 20th DAY OF August, 2026, BY THE LORAIN COUNTY PLANNING COMMISSION:

Pat L. O.
DIRECTOR - THE LORAIN COUNTY PLANNING COMMISSION

APPROVED THIS 11th DAY OF Sept., 2026, BY THE CHAIRMAN OF THE EATON TOWNSHIP BOARD OF TRUSTEES:

Pat L. O.
EATON TOWNSHIP TRUSTEE CHAIRMAN

TRANSFER THIS _____ DAY OF _____, 2026, BY THE LORAIN COUNTY AUDITOR:

LORAIN COUNTY AUDITOR

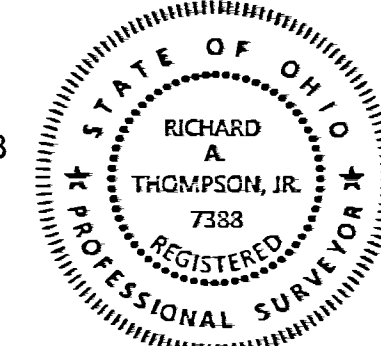
RECORDED THIS _____ DAY OF _____, 2026, IN THE PLAT BOOK _____, PAGE NO. _____

LORAIN COUNTY RECORDER

Surveyors Certification:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED BEAVER CREEK SUBDIVISION NO. 1, AS SHOWN HEREON. AT ALL POINTS SO INDICATED, MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES WHEN COMPUTED FROM FIELD MEASUREMENTS WAS ACCURATE TO WITHIN A MINIMUM PRECISION OF 1:10,000 BEFORE BALANCING THE SURVEY, AND THAT ALL THE REQUIRED MONUMENTS ARE CORRECTLY SHOWN HEREON AND THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388" AS SHOWN HEREON

Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 05/20/26



DATE: 05/20/26
SCALE: HOR. 1"=60'
VERT. 1"=40'
FOLDER: Survey
FILENAME: Subd. Plat Ph. 1 (LDD)
TAB: 01 - Plat

CONTRACT No.
16140
SHEET 01 OF 05

Survey References:

T.W. LAUNDON (AUG. 1, 1947)
J.W. WARDEN (AUG. 8, 1947)
J.W. WARDEN (MAY 11, 1948)
GARY E. PENFOUND (DEC. 1, 1959)
GARY E. PENFOUND (AUG. 28, 1961)
GARY E. PENFOUND (JULY 26, 1962)
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DAVID L. ELWELL (K&S) (MAR. 19, 1998)
W.B. BARTON (AUG. 10, 1988)

DAVID L. ELWELL (JUNE 17, 1993)
ALEX KESLER (APRIL 23, 2003)
TREVOR A. BIXLER (K&S) (NOV. 21, 2011)
CHRISTOPHER J. DEMPSEY (JAN. 24, 2012)
M.A. PISANELLI (MAR. 24, 2014)
THOMAS A. SIMON (JAN. 23, 2015)

Right-of-Way References:

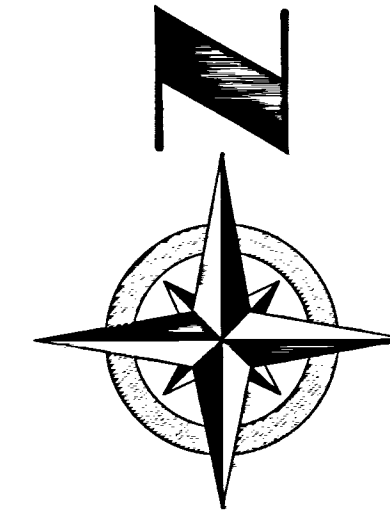
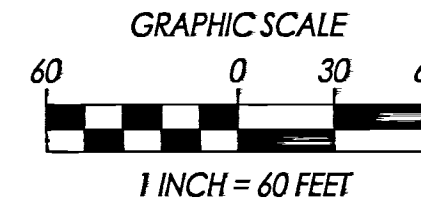
STATE OF OHIO - DEPT. OF HIGHWAYS
LOR-82-(4.49-12.47) (1957)
CENTERLINE PLAT (S.R. 82)
VOL. 20, PG. 31 (NOV. 25, 1957)

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	47.12'	30.00'	30.00'	42.43'	N44°20'32"W
C2	47.12'	30.00'	30.00'	42.43'	N45°39'28"E
C3	47.12'	30.00'	30.00'	42.43'	N44°20'32"W
C4	47.12'	30.00'	30.00'	42.43'	N45°39'28"E
C5	164.61'	120.00'	98.21'	152.00'	N50°01'58"W
C6	47.12'	30.00'	30.00'	42.43'	N45°39'28"E

ELYRIA - TWINSBURG ROAD (WIDTH VARIES)

(STATE ROUTE 82)

2246.11' (Act.) - 2245.77' (LOR-82-4.79-12.147 DOH 1951)



STATION NAME 2004-31
BRONZE DISK - ADJ. 3/2007

N = 600.836,2180 (Obs.)
E = 2,091,927,0270 (Obs.)
Z = 781.03 (Obs.)

N = 600.836,2181 (C.G.M.)
E = 2,091,926,965 (C.G.M.)
Z = 781.03 (C.G.M.)

O.L. 95 O.L. 86

O.L. 96 O.L. 85

190.00' (Act.)
190.00' (Deed)

312.93' (Act.) 312.90' (Dd.)

150.15' (Act.)
150.00' (Rec.)

S89°20'32"E 425.68' (Act.) 425.11' (Dd.)

CASTLETON ROAD 60'

O.L. 86 O.L. 75

O.L. 85 O.L. 76

756.95' (Act.)
757.10' (Dd.s)

MICHAEL D. ANGELO
& GIGLIOTTI NANCY ANGELO
INST. # 2023-0990138

RONALD LEE SR. &
STEPHANIE KAY UNGER
INST. # 1998-0565643
PPN: 11-00-085-000-064

JEREMY WILLIAM &
TASHA LYNN JAKUBISIN
INST. # 2008-0279287
PPN: 11-00-085-000-063

J.H. Getz
Survey (6/1951)

K. & S. Survey (1983)

STANLEY & NANCY ANN
WIECHOWSKI
INST. # 1992-0188068
PPN: 11-00-085-000-047

SPRINGVALE DEVELOPMENT
COMPANY LTD.
DOC. 2002-0822390
PPN: 11-00-085-000-074

SPRINGVALE DEVELOPMENT
COMPANY LTD.
INST. # 2002-0822390
PPN: 11-00-085-000-045
(60.5988 ACRES REMAINING)

K. & S. Survey (1993)
G.E. Penfound Survey (1970)

MARK A. &
KATHLEEN D. GARBER
INST. # 1993-0235202
PPN: 11-00-085-000-057

STATION NAME 2005-45
BRONZE DISK - ADJ. 3/2007

N = 596,320,4810 (Obs.)
E = 2,091,838,2330 (Obs.)
Z = 788.07 (Obs.)

N = 596,320,445 (C.G.M.)
E = 2,091,838,188 (C.G.M.)
Z = 788.34 (C.G.M.)

CAPEL ROAD 50'

SOUTH DURKEE ROAD 60'

Monument Legend:

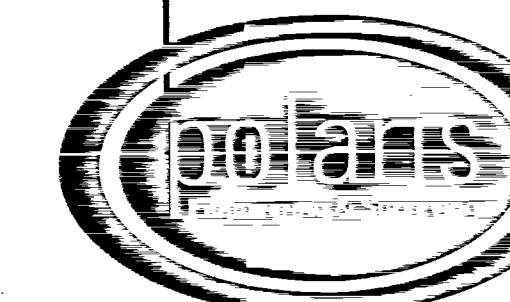
MONUMENT BOX ASSEMBLY WITH 5/8" x 30" IRON
PIN SET W/RED I.D. CAP "POLARIS P.S.-7388"

5/8" x 30" IRON PIN SET W/RED I.D. CAP
"POLARIS P.S.-7388"

O.L. 96 O.L. 85

O.L. 97 O.L. 84

SEE SHEET 3



**POLARIS ENGINEERING
and SURVEYING, INC.**

34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

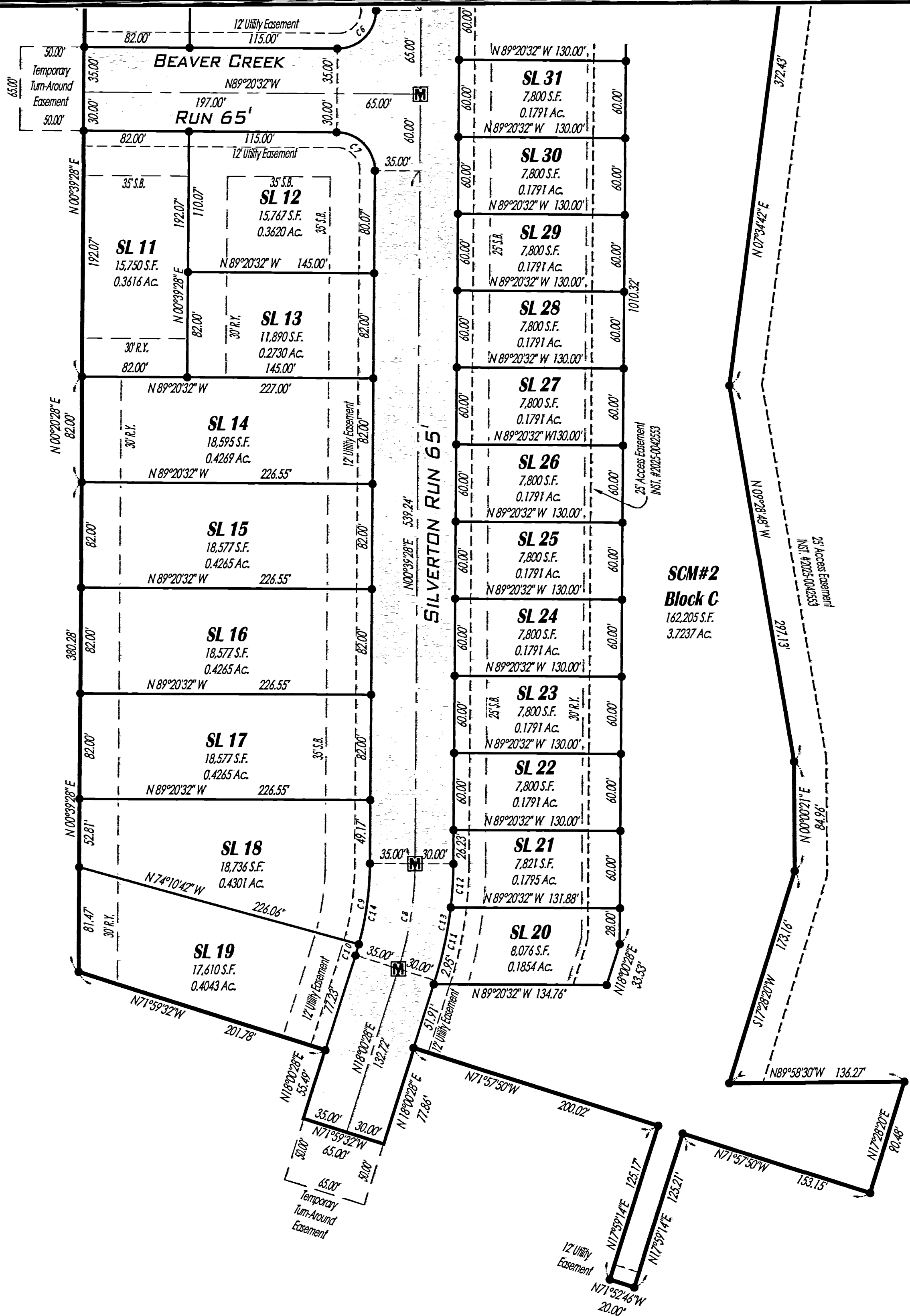
CONTRACT NO.

16140

SHEET OF

02 05

SEE SHEET 2



JASON MERTUS &
SUSAN MERTUS
INST. # 2017-0653933
PPN: 11-00-085-000-067

A. Kelsner Survey (4/23/2003)

Thomas A. Simon Survey (2020)

SPRINGVALE DEVELOPMENT
COMPANY LTD.
INST. # 2020-0763903
PPN: 11-00-085-000-077

THOMAS & LEIGH ANN STEFANCIN
INST. # 1977-086883
PPN: 11-00-085-000-041

LAWRENCE A. & MARY J. MAJORAS
INST. # 2020-0762590
PPN: 11-00-085-000-046

SPRINGVALE DEVELOPMENT
COMPANY LTD.
INST. # 2002-0822390
PPN: 11-00-085-000-065
(52.9478 ACRES REMAINING)

AMY LOUISE DICKERSON
INST. # 2021-0842032
PPN: 11-00-085-000-045

Monument Legend:
MONUMENT BOX ASSEMBLY WITH 5/8" x 30" IRON
PIN SET W/RED LD. CAP "POLARIS P.S.-7388"

5/8" x 30" IRON PIN SET W/RED LD. CAP
"POLARIS P.S.-7388"



Survey References:

T.W. LAUNDON (AUG. 1, 1947)
J.W. WARDEN (AUG. 8, 1947)
J.W. WARDEN (MAY 11, 1948)
GARY E. PENFOUND (DEC. 1, 1959)
GARY E. PENFOUND (AUG. 28, 1961)
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LAUNDON-SIMON-CAHL & ASSOC. (JUNE 3, 1974)
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DAVID L. ELWELL (K&S) (MAR. 19, 1998)
W.B. BARTON (AUG. 10, 1988)
DAVID L. ELWELL (JUNE 17, 1993)
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TREVOR A. BIXLER (K&S) (NOV. 21, 2011)
CHRISTOPHER J. DEMPSEY (JAN. 24, 2012)
M.A. PISANELLI (MAR. 24, 2014)
THOMAS A. SIMON (JAN. 23, 2015)

Right-of-way References:

STATE OF OHIO - DEPT. OF HIGHWAYS
LOR-82-(4.49-12.47) (1957)
CENTERLINE PLAT (S.R. 82)
VOL. 20, PG. 31 (NOV. 25, 1957)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C7	47.12'	30.00'	30.00'	42.43'	N44°20'32"W	90°00'00"
C8	83.27'	275.00'	41.96'	82.96'	N09°19'58"E	17°21'00"
C9	63.52'	240.00'	31.95'	63.33'	N08°14'23"E	15°09'49"
C10	9.16'	240.00'	4.58'	9.16'	N16°54'53"E	2°11'11"
C11	58.52'	305.00'	29.35'	58.43'	N12°30'41"E	10°59'35"
C12	33.84'	305.00'	16.94'	33.82'	N03°50'11"E	6°21'25"
C13	92.36'	305.00'	46.54'	92.01'	N09°19'58"E	17°21'00"
C14	72.68'	240.00'	36.62'	72.40'	N09°19'58"E	17°21'00"



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CONTRACT No.

16140

SHEET

OF

03

05

SEE SHEET 4

SEE SHEET 3



Brentwood Golf Club Inc.
Inst. #2013-044932
PPN: 11-00-096-000-043

T.A. Simon Survey
(1/23/2015)

60' Ohio Edition
Easement
Parcel No. 66
Vol. 1297, Pg. 213
(1/27/1982)

SPRINGVALE DEVELOPMENT
COMPANY LTD.
DOC. 2002-0822390
PPN: 11-00-085-000-074

SPRINGVALE DEVELOPMENT
COMPANY LTD.
INST. # 2002-0822390
PPN: 11-00-085-000-065
(52.9478 ACRES REMAINING)

GAIL L. HUBBELL
INST. # 1978-0977544
PPN: 11-00-085-000-043

- Monument Legend:**
- MONUMENT BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/RED I.D. CAP "POLARIS P.S.-7388"
 - 5/8" x 30" IRON PIN SET W/RED I.D. CAP "POLARIS P.S.-7388"

- Survey References:**
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 - J.W. WARDEN (MAY 11, 1948)
 - GARY E. PENFOUND (DEC. 1, 1959)
 - GARY E. PENFOUND (AUG. 28, 1961)
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 - THOMAS A. SIMON (JAN. 23, 2015)

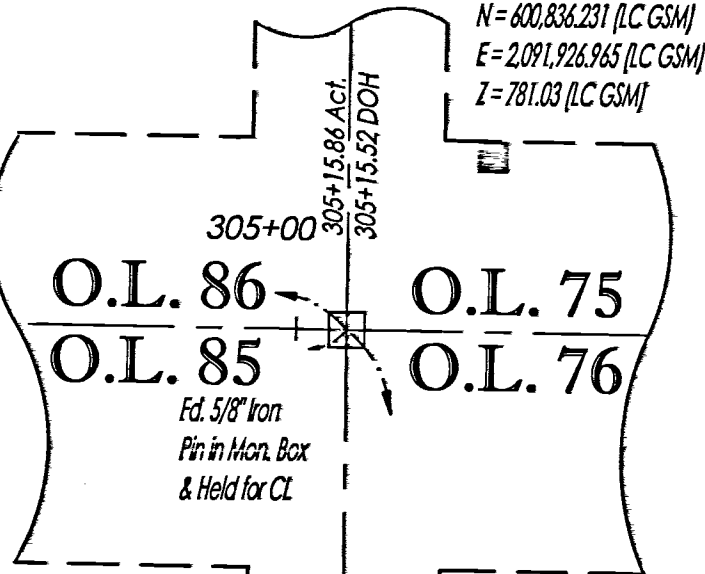
- Right-of-way References:**
- STATE OF OHIO - DEPT. OF HIGHWAYS
LOR-82-(4.49-12.47) (1957)
 - CENTERLINE PLAT (S.R. 82)
VOL. 20, PG. 31 (NOV. 25, 1957)

M.A. Pisanelli
Survey (2014)

SHERRE MANFULL
INST. # 2014-0525910
PPN: 11-00-085-000-070

RONALD M. & VIVIAN R. PORTER
INST. # 2017-0624805
PPN: 11-00-085-000-035

ELYRIA
TWINSBURG RD.
(WIDTH VARIES)
(STATE ROUTE 82)



N=400,836.2180 (Obs.)
E=2,091,927.0270 (Obs.)
Z=781.03 (Obs.)

N=400,836.231 (I.C. GSN)
E=2,091,926.965 (I.C. GSN)
Z=781.03 (I.C. GSN)

Z

G.E. Penfound
Survey (1966)

TIMOTHY E. & CATHY D. ROSS
INST. # 2012-0398336
PPN: 11-00-085-000-011

745.91' (Act.)
746.15' (Barton)

RICHARD A. & MARY T. BROWN
INST. # 2005-0052412
PPN: 11-00-084-000-053

SOUTH DURKEE
ROAD 60'

CONTRACT No.	
16140	
SHEET	OF
04	05

W.B. Survey (1988)

S 88°44'04" W
132.35' (Act.)
131.47' (Barton Survey)

RICHARD A. & MARY T. BROWN
INST. # 1988-0037674
PPN: 11-00-085-000-053

JAMES E. & MARILYN L. HAMM
INST. # 2006-0157571
PPN: 11-00-084-000-055

Laundon-Simon-Cahl Survey (1974)

SEE SHEET 5

T.W. Laundon
Survey (1948)

MATTHEW M. & COLLEEN JACLYN KOCH
INST. # 2016-0603081
PPN: 11-00-097-000-005

O.L. 96
O.L. 97

O.L. 85
O.L. 84

G.E. Penfound
Survey (1962)

Rd. 3/4" Iron
Pin & Held
Lot Corner

24.50'
(Obs.)

RICHARD A. & MARY T. BROWN
PPN: 11-00-084-000-048

Rd. Iron Post
On Line @
Corner

498.96' (Dd./Ms.)

60' Ohio Edition
Easement
Parcel No. 66
Vol. 1297, Pg. 213
(1/27/1982)

RICHARD A. & MARY T. BROWN
PPN: 11-00-084-000-003

S 88°03'11" E
200.30' (Calc./Ms.)
N 01°56'49" E
15.00'
(Dd./Ms.)

S 88°03'11" E
49.76' (Calc./Ms.)

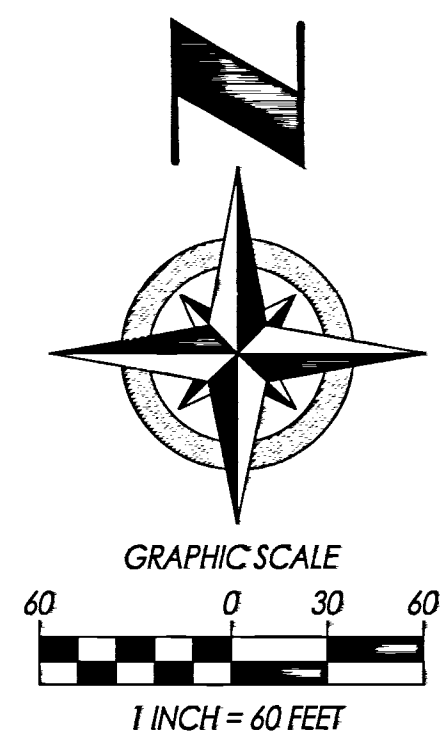
50.00'
(Dd./Ms.)
89°44'20" (Act.)
89°44'20" (L.S.C.)

S 89°54'02" E
607.81' (Act.) 606.37' (L.S.C. Sur.)

606.99' (Calc./Ms.)

O.L. 85
O.L. 84
"A"

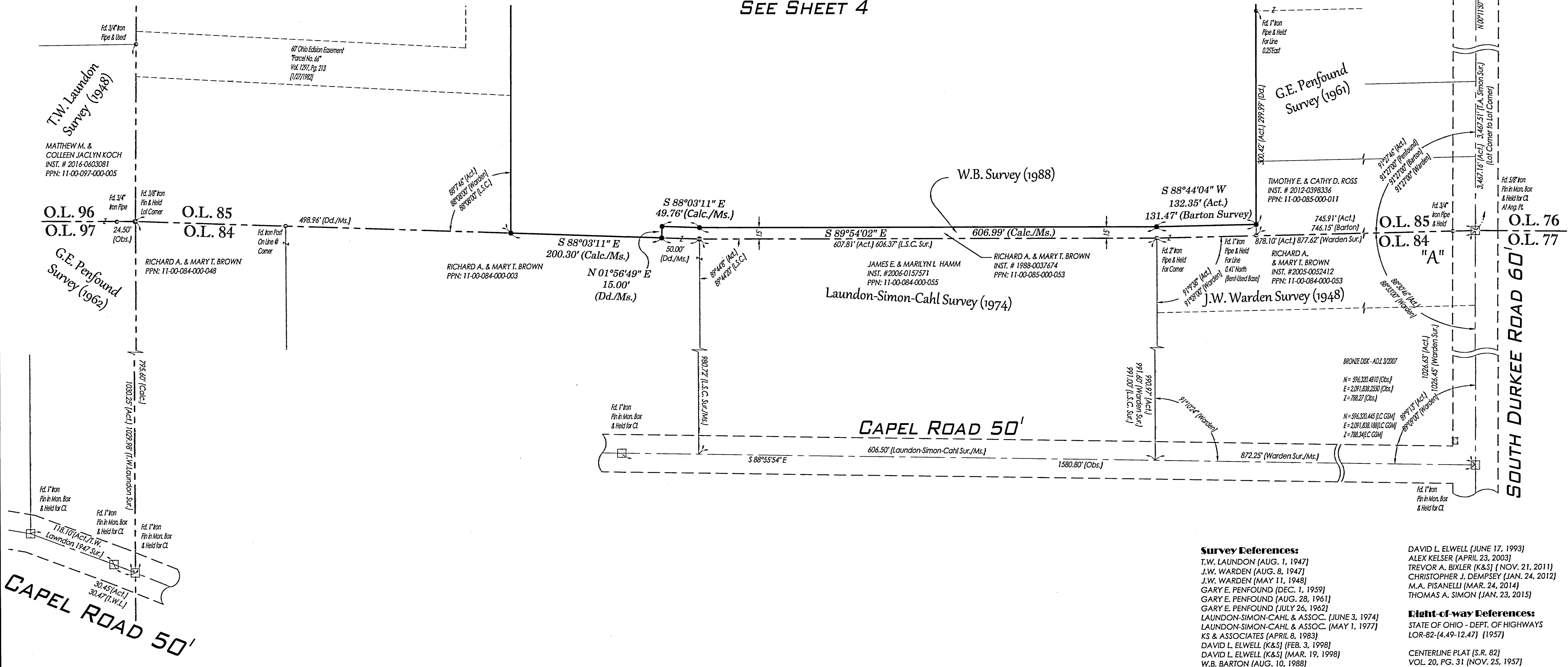
89°44'20" (Act.)
89°44'20" (L.S.C.)



Monument Legend:

- MONUMENT BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/RED I.D. CAP "POLARIS P.S.-7388"
- 5/8" x 30" IRON PIN SET W/RED I.D. CAP "POLARIS P.S.-7388"

SEE SHEET 4



Survey References:

T.W. LAUNDON (AUG. 1, 1947)
J.W. WARDEN (AUG. 8, 1947)
J.W. WARDEN (MAY 11, 1948)
GARY E. PENFOUND (DEC. 1, 1959)
GARY E. PENFOUND (AUG. 28, 1961)
GARY E. PENFOUND (JULY 26, 1962)
LAUNDON-SIMON-CAHL & ASSOC. (JUNE 3, 1974)
LAUNDON-SIMON-CAHL & ASSOC. (MAY 1, 1977)
KS & ASSOCIATES (APRIL 8, 1983)
DAVID L. ELWELL (K&S) (FEB. 3, 1998)
DAVID L. ELWELL (K&S) (MAR. 19, 1998)
W.B. BARTON (AUG. 10, 1988)

DAVID L. ELWELL (JUNE 17, 1993)
ALEX KESLER (APRIL 23, 2003)
TREVOR A. BIXLER (K&S) (NOV. 21, 2011)
CHRISTOPHER J. DEMPSEY (JAN. 24, 2012)
M.A. PISANELLI (MAR. 24, 2014)
THOMAS A. SIMON (JAN. 23, 2015)

Right-of-way References:

STATE OF OHIO - DEPT. OF HIGHWAYS
LOR-82-(4.49-12.47) (1957)
CENTERLINE PLAT (S.R. 82)
VOL. 20, PG. 31 (NOV. 25, 1957)



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