

BOUNDARY SURVEY AND PLAT OF LOT SPLIT

PIN: 20-A-012-0-00-018-0 KNOWN AS BEING A PART OF ORIGINAL EATON TOWNSHIP LOT 80 NOW IN GRAFTON VILLAGE LORAIN COUNTY, OHIO OCTOBER 12, 2015 SCALE 1"=60'

03436
APPROVED LORAIN CO. MAP DEPT
DATE 10-15-15
PAGE 11-00-080
BY J. Hatfield
10-15-2015

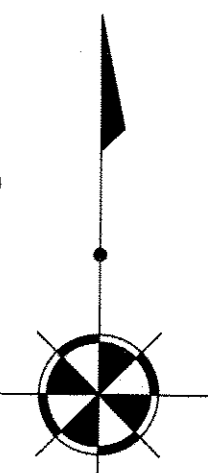
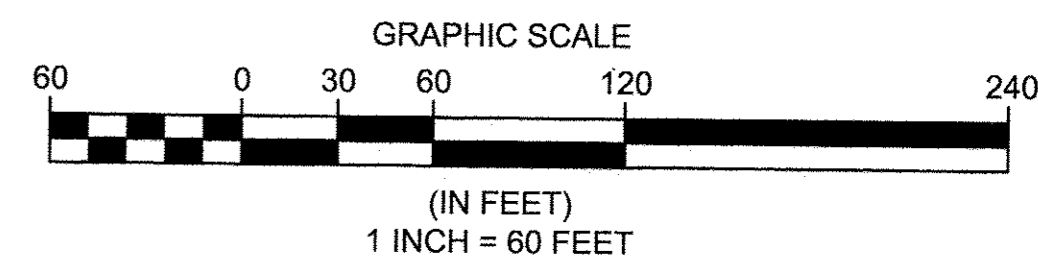
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1 Obs.	428.50	409.26	236.24	409.20	S30°55'58"W	59°59'23"
C-2 Obs.	311.58	409.26	163.78	304.11	S22°44'52"W	43°37'12"
C-3 Obs.	116.93	409.26	58.86	116.53	S52°44'34"W	16°22'11"
C-4 Meas.	25.20	1273.02	12.60	25.20	S04°38'47"W	1°08'03"
C-5 Meas.	113.74	376.67	57.31	113.31	S13°15'51"W	17°18'04"

BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.



Michael P. Spellacy 10/23/2015
MICHAEL P. SPELLACY P.S. 8169 DATE 10/12/2015



PPN 11-00-080-000-089
Ruth L. Padulka Tr.
Inst.# 2013-0443983
Deed Parcels 3 and 4
01/04/2013
Elm Street
Grafton, Ohio

Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
 - IRON PIPE FOUND
 - IRON PIPE FOUND
 - MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
 - MONUMENT BOX FOUND
 - MONUMENT BOX FOUND (EMPTY)
 - ▲ SURVEY MARKER NAIL SET
 - ▲ SURVEY MARKER NAIL FOUND
 - STONE FOUND
 - DRILL HOLE SET
 - DRILL HOLE FOUND
- (ACT.) = ACTUAL DISTANCE
(CALC.) = CALCULATED DISTANCE
(DD.) = RECORDED DEED DISTANCE
(DOC.) = RECORDED DOCUMENT
(FD.) = FOUND IN FIELD
(MEAS.) = MEASURED DISTANCE
(OBS.) = OBSERVED DISTANCE
(RP) = RECORDED PLAT
(P.P.N.) = PERMANENT PARCEL NUMBER
(REC.) = RECORD DISTANCE

OWNER'S ACCEPTANCE

THE UNDERSIGNED, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST.

OWNERS

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
AT _____, OHIO THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GRAFTON, OHIO
THIS _____ DAY OF _____, 20____

PLANNING COMMISSION

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF GRAFTON, OHIO
THIS _____ DAY OF _____, 20____

VILLAGE ENGINEER

APPROVED BY THE LAW DIRECTOR OF THE VILLAGE OF GRAFTON, OHIO
THIS _____ DAY OF _____, 20____

LAW DIRECTOR

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF GRAFTON, OHIO
THIS _____ DAY OF _____, 20____

VILLAGE COUNCIL

PPN 11-00-080-000-080
Village of Grafton
(Right of Way)
Inst.# 2006-0123484
01/27/2006

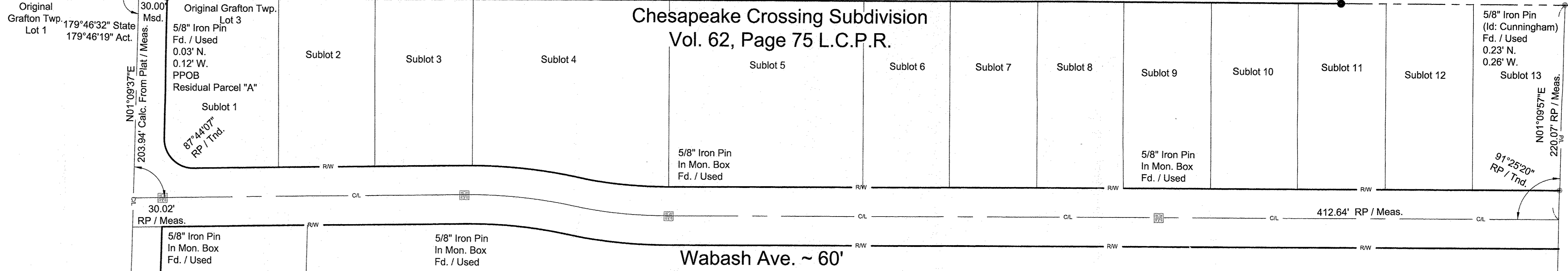
PPN 11-00-080-000-031
Village of Grafton
(Right of Way)
Inst.# 2005-0099521
09/21/2005

Lot Split Parcel "A"
217,801 sq.ft.
5.0000 acres

Residual Parcel "A"
410,866 sq.ft.
9.4322 acres

LINE TABLE		
LINE	LENGTH	BEARING
L-1 (State)	106.52	N00°56'16"E
L-1 (Calc.)	106.41	N00°56'16"E

Chesapeake Crossing Subdivision Vol. 62, Page 75 L.C.P.R.

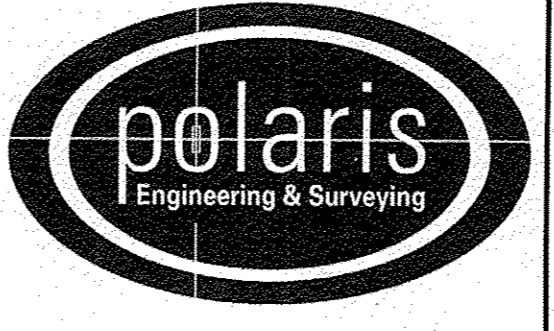


REV. No.	DATE	BY

DATE: 10/12/2015
SCALE: HOR. 1"=60'
VERT. 1"=60'
FOLDER: Survey
FILENAME: Lot Split
TAB: 01 - Plat
DRAWN: MPS

1111 Elm Street Plat of Lot Split

Village of Grafton - Lorain County - Ohio



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WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

Prepared For: Carlee Mahajan

CONTRACT No.	
15222	
SHEET	OF
1	1