11-00-080-000-090 09/ Scan + 487-22

BOUNDARY SURVEY BOUNDARY CERTIFICATION CURVE TABLE CURVE LENGTH RADIUS **TANGENT** CHORD BEARING DELTA I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE AND PLAT OF LOT SPLIT C-1 Obs. 428.50 409.26 236.24 409.20 S30°55'58"W ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE 59°59'23" C-2 Obs. **GRAPHIC SCALE** 311.58 OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS 409.26 163.78 304.11 S22°44'52"W 43°37'12" THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF C-3 Obs. 116.93 409.26 58.86 116.53 S52°44'34"W 16°22'11" PIN: 20-A-012-0-00-018-0 IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE 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" OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE KNOWN AS BEING A PART OF (IN FEET) INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR 1 INCH = 60 FEET WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE ORIGINAL EATON TOWNSHIP LOT 80 MICHAEL BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED 1" Iron Pin In Mon. Box BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A SPELLACY 1" Iron Pin Fd. / Used PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM NOW IN GRAFTON VILLAGE In Mon. Box OF 1983 - NORTH ZONE 1986 ADJUSTMENT Fd. / Used 10/23/2015 10/12/2015 PPN 11-00-080-000-089 LORAIN COUNTY, OHIO Ruth L. Padulka Tr. Inst.# 2013-0443983 PPN 11-00-080-000-080 MICHAEL P. SPELLACY P.S. 8169 OCTOBER 12, 2015 Village of Grafton Deed Parcels 3 and 4 PPN 11-00-080-000-079 01/04/2013 (Right of Way) Ruth L. Padulka Tr. 1" Iron Pin Boundary Elm Street SCALE 1"=60' Inst.# 2006-0123484 Inst.# 2013-0443983 Deed Parcel 5 In Mon. Box Grafton, Ohio 01/27/2006 01/04/2013 1/2" Iron Pin Fd. / Used Survey Elm Street 4" Dia. Tree N89°44'02"E 1244.57' Deed / 1244.00' Act. Grafton, Ohio 0.11'S. At Prop. Cor. Legend PPN 11-00-080-000-031 140.25' Dd. / 474.35' Meas. **OWNER'S ACCEPTANCE** 629.39' Meas. 5/8" X 30" IRON PIN Village of Grafton 3/4" Iron Pin 140.26' Calc/ 5/8" X 30" IRON PIN (ID: POLARIS) SET S89°44'02"W 482.71' (ID: POLARIS) SET (Right of Way) THE UNDERSIGNED, OWNERS OF THE LAND SHOWN Inst.# 2005-0099521 HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT 15' Access and Utility Easement 09/21/2005 Ex. IRON PIN FOUND OF THE SAME AND ACKNOWLEDGE THAT THE SAME 0.1648 acres 5/8" Iron Pin Pavilion WAS MADE AT OUR REQUEST. O IRON PIPE FOUND Fd. / Used MONUMENT BOX WITH PPN 11-00-080-000-032 **M** 5/8" X 30" IRON PIN 1111 Elm Street LLC (ID: POLARIS) SET 5/8" Iron Pin Inst.# 2007-0234665 **OWNERS** MONUMENT BOX FOUND Fd. / Used 12/14/2007 1097 Elm Street MONUMENT BOX FOUND (EMPTY) Grafton, Ohio STATE OF OHIO SURVEY MARKER NAIL SET COUNTY OF CUYAHOGA Lot Split Parcel "A" SURVEY MARKER NAIL FOUND BEFORE ME. A NOTARY IN AND FOR SAID COUNTY AND 217,801 sq.ft. 50) 5/8" X 30" IRON PIN STATE, PERSONALLY APPEARED THE ABOVE, WHO STONE FOUND ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING (ID: POLARIS) SET 5.0000 acres DRILL HOLE SET INSTRUMENT AND THAT THE SAME WAS THEIR FREE 1" Iron Pin ACT AND DEED. 5/8" X 30" IRON PIN Residual Parcel "A" DRILL HOLE FOUND (ID: POLARIS) SET Fd. / Used IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY 410,866 sq.ft. HAND AND OFFICIAL SEAL (ACT.) = ACTUAL DISTANCE 5/8" X 30" IRON PIN , OHIO THIS _____ DAY (ID: POLARIS) SET 9.4322 acres (CALC.) = CALCULATED DISTANCE IS. Line Ex. = RECORDED DEED DISTANCE Building NOTARY PUBLIC = RECORDED DOCUMENT MY COMMISSION EXPIRES N89°03'44"W 22 30.00' Msd. = FOUND IN FIELD 5/8" X 30" IRON PIN N89°03'44"W N89°02'58"E = MEASURED DISTANCE 1" Iron Pin (ID: POLARIS) SET 180.27' Calc. 311.73' Calc. **APPROVALS** = OBSERVED DISTANCE Fd. / Used 5/8" X 30" IRON PIN APPROVED BY THE PLANNING COMMISSION OF THE (ID: POLARIS) SET = RECORDED PLAT VILLAGE OF GRAFTON, OHIO PPOB LOT SPLIT PARCEL "A" LINE TABLE = PERMANENT PARCEL NUMBER LENGTH **BEARING** N00°56'16"E Original = RECORD DISTANCE 5/8" X 30" IRON PIN Original Eaton Twp. Eaton Twp. PLANNING COMMISSION L-1 (Calc.) 106.41 N00°56'16"E S89°44'37"W 1244.57' Deed / 1243.99' Calc. To Centerline 1213.99' Calc. (ID: POLARIS) SET POB / Lot 81 APPROVED BY THE VILLAGE ENGINEER OF THE Original Original Grafton Twp. Grafton Twp. 179°46'32" State Chesapeake Crossing Subdivision VILLAGE OF GRAFTON, OHIO 5/8" Iron Pin Lot 3 5/8" Iron Pin (ld: Cunningham) DAY OF 179°46'19" Act. Vol. 62, Page 75 L.C.P.R. Fd. / Used Fd. / Used 0.23' N. 0.03' N. Sublot 2 Sublot 3 Sublot 4 VILLAGE ENGINEER 0.26' W. 0.12' W. Sublot 5 Sublot 6 Sublot 7 Sublot 8 Sublot 11 Sublot 10 Sublot 9 Sublot 12 Sublot 13 APPROVED BY THE LAW DIRECTOR OF THE Residual Parcel "A" VILLAGE OF GRAFTON, OHIO LAW DIRECTOR 5/8" Iron Pin 91°25'20" RP/7nd. 5/8" Iron Pin In Mon. Box In Mon. Box APPROVED BY THE VILLAGE COUNCIL OF THE Fd. / Used VILLAGE OF GRAFTON, OHIO THIS _____ DAY OF 412.64' RP / Meas. VILLAGE COUNCIL 5/8" Iron Pin 5/8" Iron Pin In Mon. Box In Mon. Box Wabash Ave. ~ 60' Fd. / Used Fd. / Used REV. No DATE DATE: 10/12/2015 1111 Elm Street **Prepared For:** CONTRACT No. SCALE: HOR. 1"= 60" VERT. 1"=00' polaris Carlee Mahajan **POLARIS ENGINEERING & SURVEYING, INC.** Plat of Lot Split 15222 FOLDER: Survey 34600 CHARDON ROAD - SUITE D FILENAME: Lot Split WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) SHEET TAB: 01 - Plat Village of Grafton - Lorain County - Ohio www.polaris-es.com DRAWN: MPS

APPROVED
LORAIN CO.
MAP DEPE

DATE (1.6-15)

PAGE (1-00-080)

BY J HOLFIELD