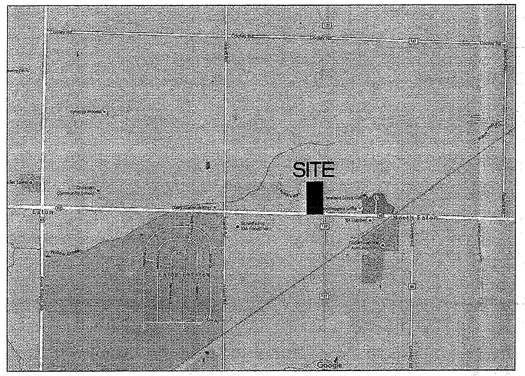
11-00-026-000-090
091
scan # 40849

LOT SPLIT PLAT

OF PARCEL NUMBER
11-00-026-000-033
BEING PART OF ORIGINAL EATON TOWNSHIP
LOT NO. 26
EATON TOWNSHIP
LORAIN COUNTY
STATE OF OHIO



APPROVED
LORAIN CO.
MAP DEPT.
DATE 5-13-16
PAGE 11-00-026
BY JHatfield
#16-03496

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE CENTERLINE AND RIGHT OF WAY PLANS FOR LOR-82-(4.79-12.47), AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BE TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

DANIEL P. ENGLE
A REGISTERED SURVEYOR IN THE STATE OF OHIO (#8452).
1216 HILLSDALE AVE., PARMA, OHIO 44134 PH: 216.235.4322
E-MAIL: ENGLESURVEYING@GMAIL.COM

12/24/2015
DATE

STATE OF OHIO
DANIEL P. ENGLE
8452
REGISTERED
PROFESSIONAL SURVEYOR

BASIS OF BEARINGS:

S 84° 42' 00" E FOR STATE ROUTE 82 AS SHOWN ON CENTERLINE AND RIGHT OF WAY PLANS FOR LOR-82-(4.79-12.47)

SURVEY REFERENCES:

1. STATE OF OHIO DEPARTMENT OF HIGHWAYS PLANS LOR-82-(4.79-12.47)
2. MILLARD EDGE SUBDIVISION , NO 1 - PLAT BOOK 97, PAGE 33 AS RECORDED IN THE LORAIN COUNTY RECORDS
3. MILLARD EDGE SUBDIVISION , NO 2 - PLAT BOOK 100, PAGE 36 AS RECORDED IN THE LORAIN COUNTY RECORDS
4. LJUBICA PERISIC DEED - DEED BOOK 2002-0816684 AS RECORDED IN THE LORAIN COUNTY RECORDS
5. JOHNATHAN & JEANNE WISE DEED- DEED BOOK 1328, PAGE 101 AS RECORDED IN THE LORAIN COUNTY RECORDS

RONALD L PALMER &
MALLAROS EDGE LTD
PPN 11-00-026-000-087
MALARDS EDGE SUBDIVISION, NO. 2
PLAT BOOK 100, PAGE 36
BLOCK A

IRON PIN FND.
(BENT)
(S-0.40')
(E-0.31')

S84°16'08"E 455.47' (CALC.)

LJUBICA PERISIC
PPN 11-00-026-000-033
DEED NO. 2002-0816684
8.5542 Ac.
372,621 Sq. Ft.

JOHNATHAN &
JEANNETTE WISE
PPN 11-00-015-000-012
DEEK BOOK 1328, PAGE 101

N05°46'01"E 810.83' (CALC.)

S05°02'51"W 807.38' (CALC.)

PARCEL A
7.8059 Ac.
340,026 Sq. Ft.

JONATHAN M PALMER &
EMILY A PALMER
PPN 11-00-026-000-076
MALARDS EDGE SUBDIVISION, NO. 2
PLAT BOOK 100, PAGE 36
LOT 27

S84°42'00"E 125.00'

EX. BARN

5.00'

PARCEL B
0.7483 Ac.
32,595 Sq. Ft.

EX. BUILDING

10.15'

N05°02'51"E 260.76'

S05°02'51"W 260.76'

IRON PIPE FND.
(BENT)
(S-0.07')
(W-1.04')

IRON PIPE FND.
(BENT)
(S-0.16')
(W-0.99')

55.00'

291.14'

N84°42'00"W 465.62' (CALC.)

125.00'

49.48'

P.O.B. 'A'

P.O.B. 'B'

ROYALTON ROAD (A.K.A. S.R. 82) (110')

R/W

DETAIL 'A'
1"=1'

F S84°44'30"E 0.96'

ISLAND ROAD (60')

SEE DETAIL 'A'

MON. BOX
IRON ROD
FOUND & USED

P.O.C.

S84°42'00"E 1880.99' (REC.)

S84°42'00"E 2373.45' (REC.)

MALLARDS EDGE BOULEVARD (100')

MON. BOX
IRON ROD
FOUND & USED
(#8284)

N05°18'05"E 55.00' (REC.)

S04°02'00"W 55.00' (REC.)

REED ROAD (50')

MAG NAIL
FND. & USED

LEGEND:

○S	SET 5/8" BY 30" STEEL PIN WITH CAP "8452"
○F	FOUND STEEL PIN AS NOTED
◎F	FOUND MONUMENT BOX WITH STEEL PIN AS NOTED
℄	CENTERLINE
R/W	RIGHT OF WAY
P.P.N.	PERMANENT PARCEL NUMBER
L.C.M.R.	LORAIN COUNTY MAP RECORDS
AFN	AUDITOR FILING NUMBER
INST.NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(CALC.)	CALCULATED
(REC.)	RECORD
(OBS.)	OBSERVED
SQ. FT.	SQUARE FEET
ℸ	LAND HOOK

AREA:

	AREA INSIDE R/W		AREA OUTSIDE R/W		TOTAL AREA	
	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
PARCEL 'A'	18,677	0.4288	321,349	7.3772	340,026	7.8059
PARCEL 'B'	6,875	0.1578	25,720	0.5904	32,595	0.7483
TOTALS	25,552	0.5866	347,069	7.9676	372,621	8.5542

DATE 12/07/2015
REV1: -
REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. PE | CH. DPE