

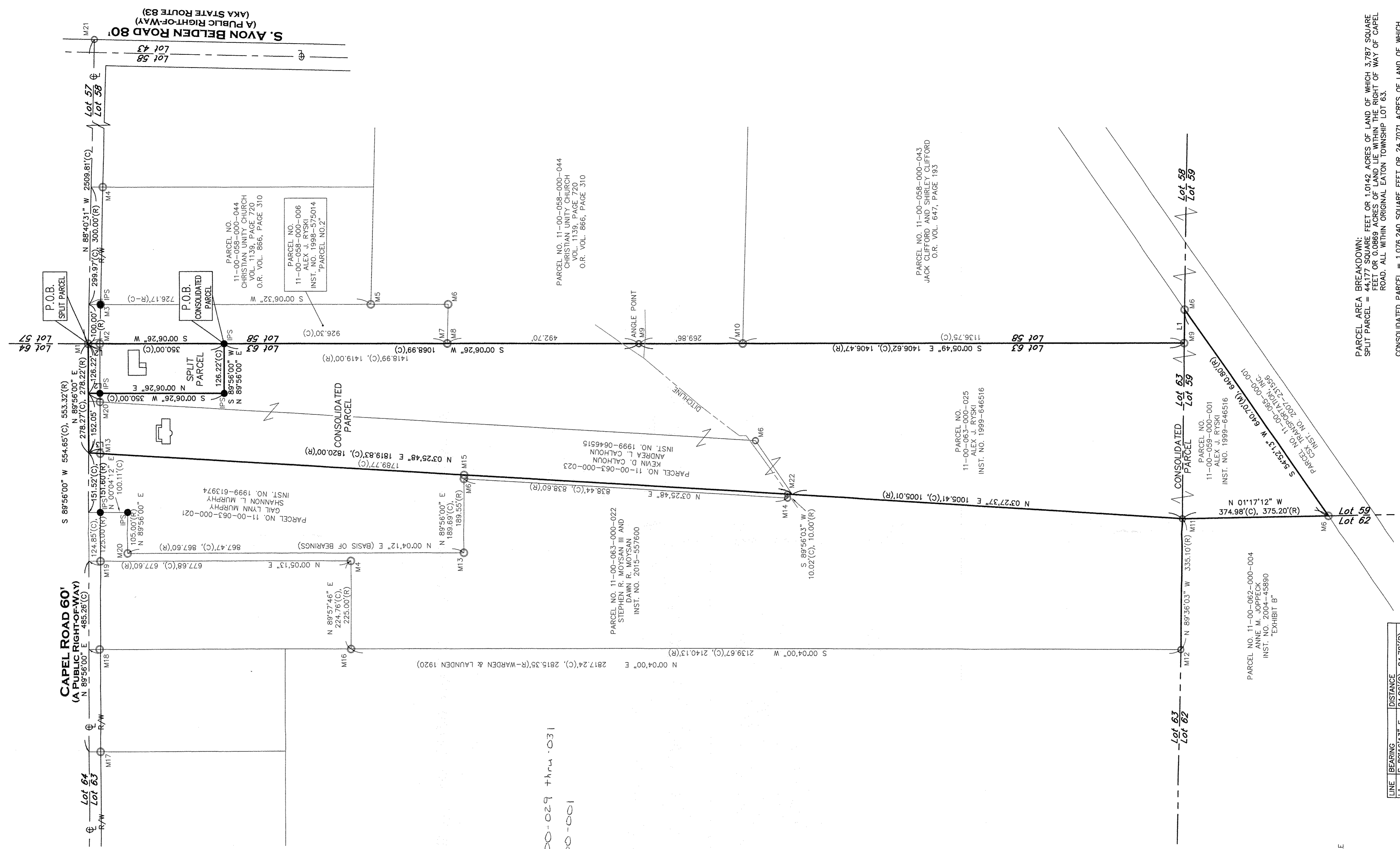
PLAT OF LOT SPLIT AND CONSOLIDATION OF

PARCEL NUMBERS 11-00-063-000-023, 11-00-063-000-025 & 11-00-059-000-001

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO AND ORIGINAL EATON TOWNSHIP LOT NOS. 59 AND 63



BEARINGS BASED ON THE WESTERLY LINE OF PARCEL NO. 11-00-063-000-022 (N 00°04'00" E), AS SHOWN ON THE PLAT OF LOTS SPLIT PREPARED BY RODERIC INGLEIGHT IN 1999



APPROVED	DATE
	2-21-17
DAVID R. MAINES	DATE 11-00-063
#17-03641	

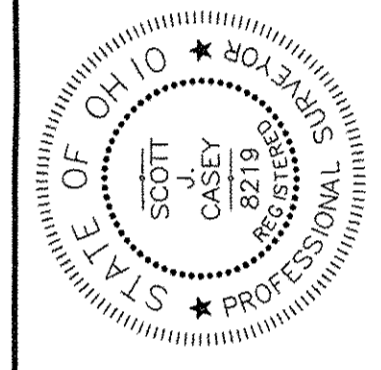
11-00-063-000-029 thru 031
11-00-059-000-001

MONUMENT TABLE

M1	= 1" IRON PIPE FOUND AND USED @ LOT CORNER
M2	= 1" IRON PIPE FOUND 0.24"W., 0.08'S.
M3	= 5/8" IRON PIPE FOUND DISTURBED
M4	= 1" IRON PIPE FOUND AND USED
M5	= 5/8" IRON PIPE FOUND AND USED
M6	= 5/8" IRON PIPE FOUND 0.05"W.
M7	= 5/8" IRON PIPE FOUND AND USED
M8	= 5/8" IRON PIPE FOUND 0.08"E., 0.00'S
M9	= 2" IRON PIPE FOUND 0.37"E., 0.04'S.
M10	= 3/4" IRON PIPE FOUND AND USED
M11	= 8" CONCRETE POST FOUND AND USED
M12	= 1" IRON PIPE FOUND BROKEN REPLACED IN HOLE
M13	= 1/2" IRON PIN FOUND AND USED
M14	= 1/2" IRON PIN FOUND BENT 0.04"W., 0.05"N.
M15	= 1" IRON PIPE FOUND ONLINE
M16	= 1" IRON PIPE FOUND BROKEN 0.10"W.
M17	= 1" IRON PIPE FOUND AND USED @ 27.75'
M18	= 1" IRON POST FOUND ONLINE @ 30.05'
M19	= 1/2" IRON PIN FOUND AND USED "INGLERIGHT 4429"
M20	= 1/2" IRON PIN FOUND AND USED CONCRETE
M21	= 1/2" IRON PIN FOUND AND USED, 12.00' OFF ANGLE POINT
M22	= 1/2" IRON PIN FOUND AND USED, 12.00' OFF ANGLE POINT



• 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PROFESSIONAL SERVICES PRO"	A	ACRES
○ MONUMENT FOUND	AR	AUDITOR'S FILE NUMBER
○ MONUMENT NOT FOUND	LC	LOCAL COUNTY
○ DRILL HOLE SET	CL	CELEBRATION
○ DRILL HOLE SET	CLF	CHARLIE FENCE
○ RECORD	CLS	CLEAR
○ CALCULATED	E	EAST
○ REASUMED	EN	ENCROACHES
	N	NORTH



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON JUNE 14TH THROUGH 20th 2016. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 37.37.

SCOTT CASEY

Casey Professional Services, LLC
1307 Hebron Avenue, Leavittsville, Ohio 43039
330 S. High Street, Suite 200, Columbus, Ohio 43215
www.caseypro.com

PREPARED FOR: Alex J. Rycki, Jr., Esq.
SCALE: 1"=120'
DRAWN BY: SJC
FIELD WORK DATE: 6/14/16, 2016
JOB NO. 16050

PARCEL AREA BREAKDOWN:
SPLIT PARCEL = 44,177 SQUARE FEET OR 1.0142 ACRES OF LAND OF WHICH 3,787 SQUARE FEET OR 0.0869 ACRES OF LAND LIE WITHIN THE RIGHT OF WAY OF CAPEL ROAD. ALL WITHIN ORIGINAL EATON TOWNSHIP LOT 63.

CONSOLIDATED PARCEL = 1,076,240 SQUARE FEET OR 24.7071 ACRES OF LAND OF WHICH 4,588 SQUARE FEET OR 0.1053 ACRES OF LAND LIE WITHIN THE RIGHT OF WAY OF CAPEL ROAD, 99,796 SQUARE FEET OR 2,291.0 ACRES OF LAND LIE WITHIN ORIGINAL EATON TOWNSHIP LOT 59 AND 976,444 SQUARE FEET OR 22.4161 ACRES OF LAND LIE WITHIN ORIGINAL EATON TOWNSHIP LOT 63.