

East Royalton Road (S.R. 82) 110' (a.k.a. Elyria - Twinsburg Road)

- P.P.N: 11-00-036-112-037
MIDVIEW PLAZA LTD
35043 E ROYALTON RD
Per LOR-82 (4.79-12.47)
State of Ohio Dept. of Highways
1" Iron Pin Fd./Used
Cl. of Island Drive @ 441+02.10
Ang. Pnt. In Cl. of S.R. 82 @ 441+03.06
(Plan/Trend) 0°02'30" Defl. Rt.
- P.P.N: 11-00-036-112-027
JOSEPH RUSSO
#12044 ISLAND RD
- P.P.N: 11-00-036-112-014
DONALD BELCHER
12064 ISLAND RD
- P.P.N: 11-00-036-112-015
JANICE L BOOTH
#12074 ISLAND RD
- P.P.N: 11-00-036-112-016
JAYNE M FITZ
#12086 ISLAND RD
- P.P.N: 11-00-036-112-017
NORTH EATON CHURCH OF GOD
- P.P.N: 11-00-036-112-020
CHURCH OF GOD IN OHIO
#12110 ISLAND RD
- P.P.N: 11-00-036-112-024
MARY J DIPIETRO
#35012 EAST RD
- P.P.N: 11-00-036-115-004
JASON KRIEGMONT
35013 EAST RD
- P.P.N: 11-00-036-115-021
ROBERT K & FRED A M GRAY
#12182 ISLAND RD
- P.P.N: 11-00-036-115-022
GINA M SABATINE
#12194 ISLAND RD
- P.P.N: 11-00-036-115-023
WAYNE D MULL
12206 ISLAND RD
- P.P.N: 11-00-036-115-024
DONNA R NELSON
#12216 ISLAND RD
- P.P.N: 11-00-036-115-025
179 GROUP LLC
#12228 ISLAND RD
- P.P.N: 1100036115026
MICHAEL D & DIANE M PLAVNY
#12240 ISLAND RD
- P.P.N: 11-00-036-115-027
DONNA L THORNE
#12250 ISLAND RD
- P.P.N.: 11-00-036-115-028
SCOTT & LAURA SMIRZ
#12262 ISLAND RD
- P.P.N: 11-00-036-115-029
DONNA NEWBERRY
#12272 ISLAND RD
- P.P.N: 11-00-036-119-014
LAWRENCE M & LINDA SUE TOKAR
#12494 ISLAND RD
- P.P.N.: 11-00-037-000-018
CLEVELAND ELECTRIC
ILLUMINATING CO
ISLAND RD.

EDWARD A. JAHNKE
& MAUREN T. MCCANN
P.P.N. 11-00-025-000-002
#34997 E ROYALTON RD

SCHILD REAL ESTATE LLC
INSTRUMENT #2016-0575777
P.P.N. 11-00-025-000-032
#34981 E ROYALTON RD

BRIAN & LAURIE NAGY
INST.#2012-0413508
P.P.N. 11-00-025-000-019
#12061 ISLAND ROAD
S 89°54'48" W
263.64' (Act.)
264.00' (Dd.)

PARCEL A
TOTAL = 6.0003 AC.
RW = 0.6518 AC.
NET = 5.3485 AC.

PARCEL B
TOTAL = 58.7481 AC.
RW = 2.6267 AC.
NET = 56.1214 AC.

GPR VENTURE LLC
INSTRUMENT #2017-0617488
P.P.N. 11-00-025-000-031
#34935 EAST ROYALTON ROAD

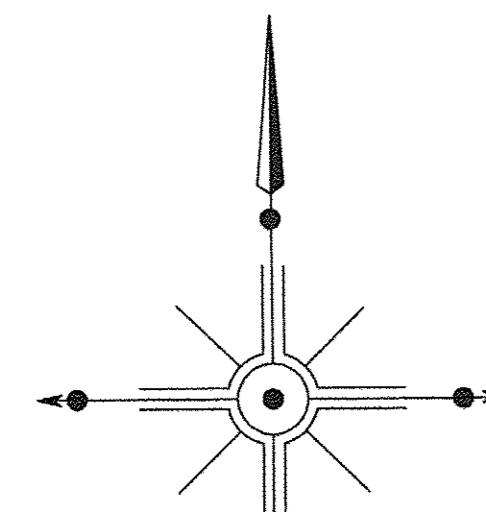
PARCEL C
TOTAL = 88.5389 AC.
RW = 1.9751 AC.
NET = 86.5638 AC.
(0.0974 AC. IN O.L. 24)
(88.4415 AC. IN O.L. 25)



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 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. 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.

Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
REVISED 12/04/17

APPROVED
LORAIN CO.
MAY DEPT
DATE 12-4-17
PAGE 11-00-025
BY R. MAINES
#17-07753



BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT
● = 5/8 X 30 INCH IRON PIN TO BE SET W/ I.D. CAP STAMPED "POLARIS S-7087" UNLESS OTHERWISE NOTED

Plat of Lot Split

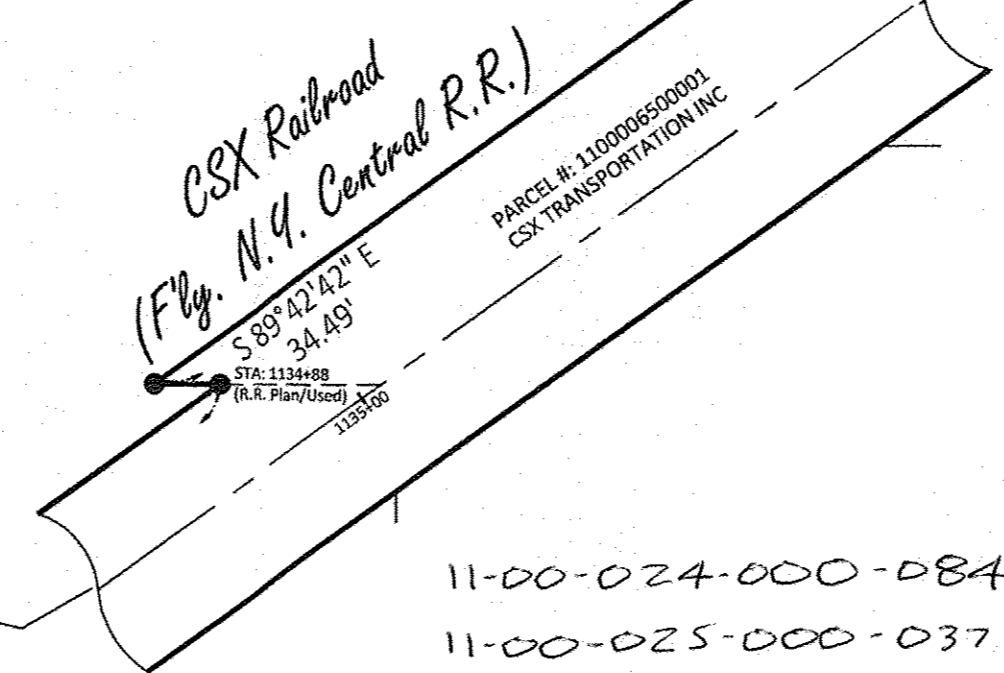
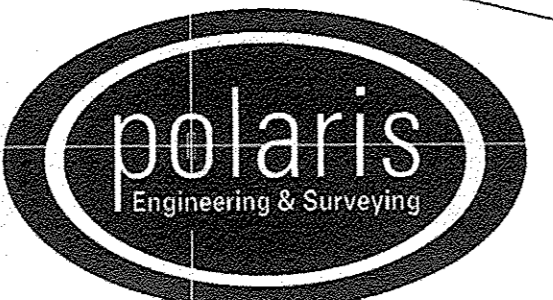
P.P.N. : 11-00-025-000-031 ~ #34935 East Royalton Road
Known as Being a part of Original Lots 24 & 25, of Original Township 5 North, Range XVI West of the Connecticut Western Reserve Eaton Township - Lorain County - Ohio
December 2017 Scale 1"=100'

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.12'	30.00'	30.00'	42.43'	S44°54'48"W	90°00'00"
C2	47.12'	30.00'	30.00'	42.43'	N44°54'48"E	90°00'00"
C3	52.03'	30.00'	35.36'	45.75'	N40°24'08"W	99°22'08"
C4	3.69'	305.00'	1.84'	3.69'	N08°56'10"E	0°41'33"

DATE: 12/04/17
SCALE: HOR. 1"=100'
VERT. 1"=00'
FOLDER: Survey
FILENAME: Survey Base
TAB: 01 - Survey of Lot Split

CONTRACT No.
17053
SHEET **01** OF **01**

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



11-00-024-000-084
11-00-025-000-037, -038, -039