SURVEY MAP

MADE FOR

ROLAND MANCINI

KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT No. 20
COUNTY OF LORAIN, STATE OF OHIO

I hereby state that this plat is a true and accurate representation of the premises shown hereon, and was based on "an actual survey performed on the groundunder my supervision, and is in accordance with the minimum standards for boundary surveys as adopted by the State of Ohio. Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses given are based on the centerline of Cowley Road bearing N 00° 01' 06" W and are used to indicate angles only.

HOFMANN-METZKER, INC.
Registered Professional Surveyors
24 Beech St. – P.O. Box 343
Berea, Ohio 44017
(440) 234-7350 fax (440) 234-7351
email: george_hm@ameritech.net

Registered Surveyor No. 6752
George A. Hofmann

STATE OF OHIO
GEORGE HOFMANN
6752
REGISTERED
SURVEYOR

REFERENCES

1. COWLEY ROAD BRIDGE No. 0255 AND ROAD RELOCATION PLAN
2. TITLE DEED AND ADJOINERS DEEDS

Assumed N

GRAPHICAL SCALE
100 50 0 100
(FEET)
1" = 100'

APPROVED
LORAIN CO.
MAP DEPT
DATE 1-9-18
PAGE 11-00-020
BY R. MAINES
#17-03817-D

11-00-020-000-005

SURVEY LEGEND

calc	Denotes Calculated Distance or Angle
prev	Denotes Previous Distance or Angle
state	Denotes State Distance or Angle
obs	Denotes Observed Distance or Angle
r	Denotes Record Distance or Angle
d	Denotes Deed Distance or Angle
u	Denotes Used Point, Distance or Angle
R/W	Denotes Right of Way
℄	Denotes Centerline
PL	Denotes Property Line
BL	Denotes Baseline
I.P.S. ◉	Denotes 5/8" Iron Pin 30" Long Set and Capped 6752/7477
○	Denotes Iron Pipe Found
●	Denotes Iron Pin Found
Ⓜ	Denotes Existing Iron Pin Monument Found
⊠	Denotes Drill Hole Found or Set
⊙	Denotes Nail Found or Set
⊡	Denotes Hub Stake Found or Set

O.L. 20 EATON
O.L. 1 EATON
5/8" Iron Pin Fd & Used in Mon Box @ Lot Corner
5/8" Iron Pin Fd & Used Capped "Simon 7775"
195.35' Deed
124.00' Deed
124.00' Deed
2,647.88' OBSERVED
123.17' Deed
3/4" Iron Pipe Fd 0.50'S 0.22'W
3/4" Iron Pipe Fd 0.23'N 0.65'W
COWLEY ROAD 60'
468.12' Deed-468.51' Calc S00°01'06"E
11-00-001-000-004
JACQUELINE A. MILLER
FILE 2009-0313857
3/4" Iron Pipe Fd & Used
185.58' D&U
N89°58'18"E
2230.37' Calc
3/4" Iron Pipe Fd 0.29'S
3/4" Iron Pipe Fd 0.11'S
3/4" Iron Pipe Fd 0.09'S
3/4" Iron Pipe Fd 0.30'N
3/4" Iron Pipe Fd 0.23'N
11-00-009-000-009
DENISE M. ENDERLEIN
FILE 2011-0385030
11-00-020-000-002
JOSEPH RUSSO
N00°01'34"E
474.90' Calc
AREA
1,051,797.76 SF
24.1459 AC.
11-00-020-000-005
ROLAND MANCINI
FILE 2012-0402703
Highway Easement
O.L. 20 EATON
O.L. 1 EATON
CROCKER ROAD 45'
20' Right of way easement To City of Avon Lake for Water Main
Ex. Water Valve
Ex. Gas Main
Ex. Petro Main
Ex. Petro Main
2122.83' Calc
S89°47'55"W
107.92 A.
S89°38'58"W
S89°58'42"W
1/2" Iron Pin Fd 0.14'S Capped "4195"
1/2" Iron Pin Fd & Used Capped(Not Readable)
5/8" Iron Pin Fd & Used
5/8" Iron Pin Fd &Used in Mon Box @ Lot Corner
O.L. 9 GRAFTON
O.L. 10 GRAFTON
16-00-009-000-019
WERNER B. ARMENET
ELIZABETH ARMENAT
O.R. VOL. 1356, P. 998
16-00-010-000-049
KIMBERLY M. HUFFMAN
PAUL V. HUFFMAN
FILE 2014-0520595
Highway Easement
COWLEY ROAD 60'
N00°32'15"E

ORDER #17-195
F.B. XXX PG. XX
george/mancini/boundary survey. dwg
Nov. 16, 2017