PPN: 12-00-040-101-110
JLD Westview, LLC.
Inst.#2015-0547473

1"Pipe Found/Used

1"Pipe Found/Used

264.15' N89°56'22"E

℄

℄

130.05' N89°00'00"E

N53°48'49"E
133.00'(Rec./Msd)

⅝"Capped I.Pin Set (Id."7651")

PPN: 12-00-040-101-055
C&Z Properties of Ohio, LLC.
Inst.#2018-0691798

1.2843 Acres
TOTAL

S35°11'11"E
275.07'(Rec./Msd)

PPN: 12-00-040-101-023
Marian L. Zeltz
Inst.#2007-0204315

S35°11'11"E 165.00'(M)

1"Pin Fnd.(0.74'N)

1"Pin Fnd.(5.08'S)

1"Pin Fnd.(4.85'N)

264.15' N89°56'22"E

1"Pipe Found/Used

PPN: 12-00-040-101-056
Adam M. & Mirella Marcinak
Inst.#2008-0243394

N35°11'11"W
275.07'(Rec./Msd)

1"Pipe Found/Used

S35°11'11"E

S53°48'49"W 18.03

18.05'(R/M) S53°48'49"W

1.51.00'

N53°48'49"E

S35°11'11"E

1.5"Pipe Found(0.20'E)

Area in R/W
0.1708 Acres
(7,439.1 sq.ft.)

⅝"Capped I.Pin Set (Id."7651")

N35°11'11"W 50.00'

P.O.B.

S53°48'49"W

114.91'

N35°11'11"W 50.00'

⅝"Capped I.Pin Set (Id."7651")

West River Road 60'

PPN: 12-00-040-102-014
C&Z Properties of Ohio, LLC.
Inst.#2018-0691798

⅝"Rebar Fnd.

PPN: 12-00-040-102-004
12-00-040-102-003
Steven J. & Carly S. Smith
Inst.#2017-0653013

⅝"Reference I.Pin Set (Id."7651")

⅝"Reference I.Pin Set (Id."7651")

S35°11'11"E
191.63'(Rec./Msd)

130.00'(Rec./Msd) N35°11'11"W

24.00'

130.46'(Rec./Msd) S82°00'54"W

PPN: 12-00-040-102-015
Adam M. & Mirella Marcinak
Inst.#2008-0243394

West Branch Rocky River

PPN: 12-00-040-103-001
Bruce A. & Alberta Schinhart
Inst.#

S72°26'47"W 151.55'

N35°11'11"W 165.00'(M)

323.83'(Rec./Msd.) N53°48'49"E

1"Pipe Fnd.(0.14'N.)

N35°11'11"W 165.00'(M)

S53°48'49"W 132.01'(R)

1"Pipe Found/Used

Riverview Drive 60'

194.00'(R/M) N34°00'49"E

P.O.B.

West River Road 60'

N

W ASC E

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

North is based upon an assumed meridian and is to be used for reference only.

APPROVED
LORAIN CO.
MAP DEPT.
DATE 3/21/19
MADE 12-00-040
BY JOLLIDGE
DWG. CADD.2.C
SCALE 1" = 30'
496.43

Surveyor's Certification:

I the undersigned do hereby certify that I have surveyed the premises and have prepared this plat in accordance with the provisions of chapter 4733-37 of the ohio administrative code. Dimensions shown hereon are expressed in feet and decimal parts thereof.

3-19-19

John R. Alban P.S. 7651

STATE OF OHIO
JOHN R. ALBAN
S-7651
REGISTERED
PROFESSIONAL SURVEYOR

PREPARED BY:
ALBAN SURVEYING CO.
Engineers and Surveyors
38052 Euclid Avenue, Suite 200
Willoughby, Ohio 44094
Phone: 440-946-0752

REV.	DESCRIPTION	BY	DATE

10024 West River Road
PPN:12-00-040-101-055 & 12-00-040-102-014
Lands Shown Are Known As Being Part Of Original Columbia Township Lot No.40, Situated Now In The Township Of Columbia, County Of Lorain In The State Of Ohio.

Plat Of Survey
Prepared For:
C & Z Properties of Ohio

DATE: March, 2019
SCALE: 1"=30'
DWG: 10024topo
TAB: survey
FLD: M.H.
DWN: G.S.V.
CHKD: J.R.A.
SHEET 1 OF 1