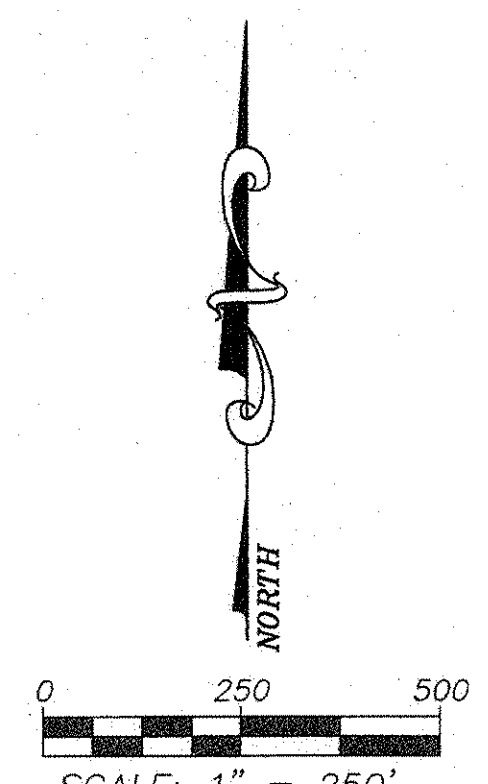
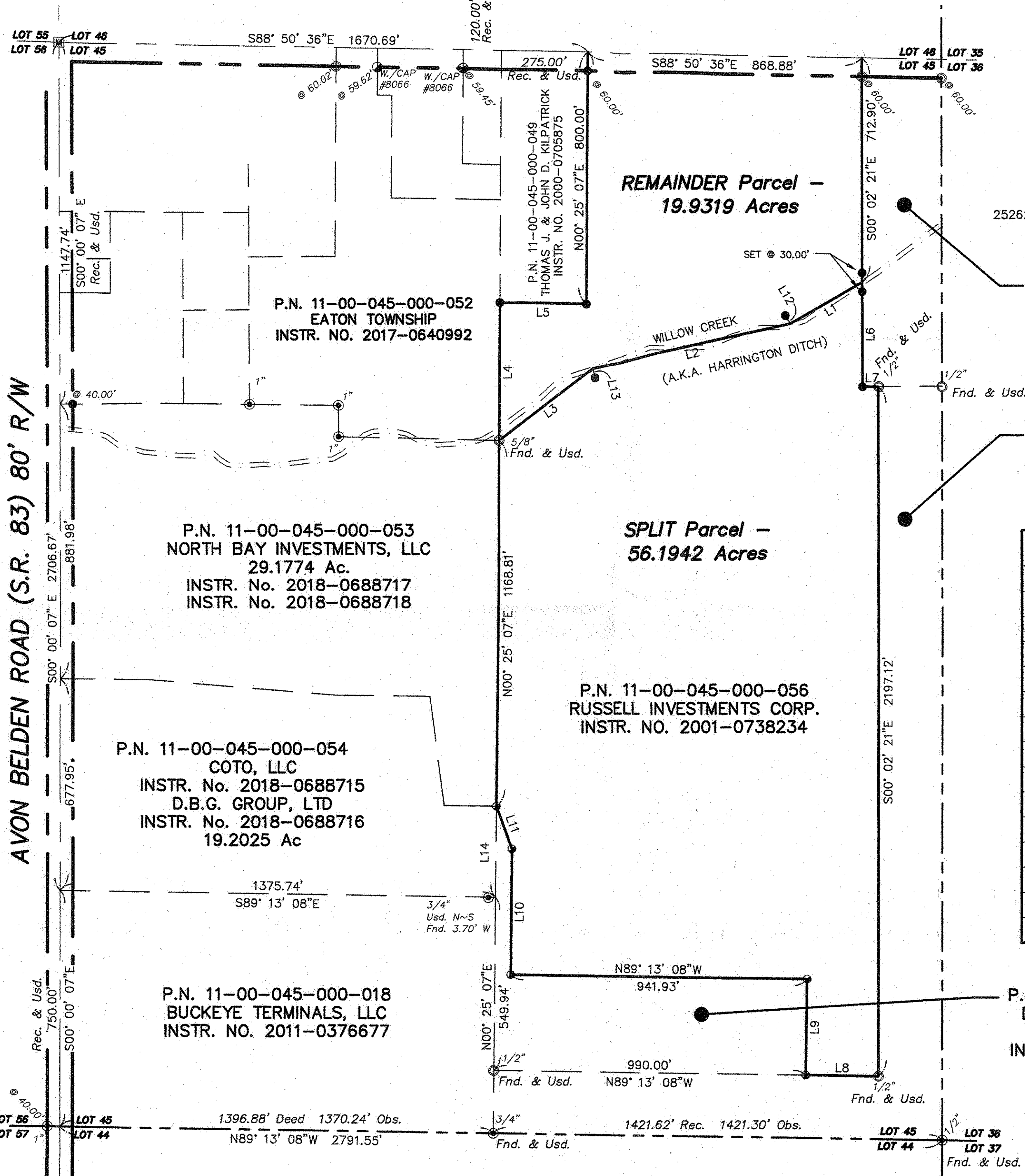


PLAT OF SURVEY

**LOT SPLITS FROM THE LAND OF RUSSELL INVESTMENTS CORP.
CREATING A 19.9319 ACRE PARCEL
AND A 56.1942 ACRE PARCEL**

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NO. 45

ROYALTON ROAD (S.R. 82) VARIABLE WIDTH



NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

REFERENCES:
Lorain County Survey Records:
25262, 25270, 25272, 39377, 47952, 48906

P.N. 11-00-045-000-047
KEITH D. MITCHELL &
CINDY M. MITCHELL
O.R. VOL. 1041, PG. 232

P.N. 11-00-045-000-045
THE CLEVELAND ELECTRIC
ILLUMINATING COMPANY
O.R. VOL. 715, PG. 281

Parcel Line Table		
Line #	Length	Direction
L1	262.43'	S59° 40' 18"W
L2	643.78'	S77° 19' 41"W
L3	376.12'	S52° 32' 35"W
L4	438.51'	N00° 25' 07"E
L5	275.00'	S88° 50' 36"E
L6	330.72'	S00° 02' 21"E
L7	50.00'	N89° 57' 39"E
L8	229.69'	N89° 13' 08"W
L9	305.00'	N00° 46' 52"E
L10	399.45'	N00° 25' 07"E
L11	144.71'	N19° 47' 40"W
L12	30.00'	N30° 19' 42"W
L13	30.00'	S12° 40' 19"E
L14	290.00'	N00° 25' 07"E

P.N. 11-00-045-000-052
EATON TOWNSHIP
INSTR. NO. 2017-0640992

**SPLIT Parcel -
56.1942 Acres**

P.N. 11-00-045-000-056
RUSSELL INVESTMENTS CORP.
INSTR. NO. 2001-0738234

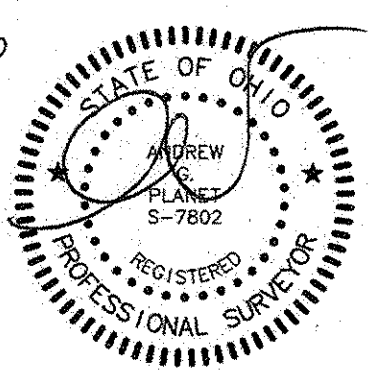
P.N. 11-00-045-000-054
COTO, LLC
INSTR. No. 2018-0688715
D.B.G. GROUP, LTD
INSTR. No. 2018-0688716
19.2025 Ac

P.N. 11-00-045-000-018
BUCKEYE TERMINALS, LLC
INSTR. NO. 2011-0376677

P.N. 11-00-045-000-055
D.B.G. GROUP, LTD AND
COTO, LLC
INSTR. No. 2018-0688720
7.4748 Ac

LEGEND

- - 5/8" IRON PIN FOUND W/CAP ROLLING~HOCEVAR
- - 5/8" IRON PIN SET W/CAP ROLLING~HOCEVAR
- - MONUMENT BOX W/ IRON PIN FOUND
- - 5/8" IRON PIN FOUND (NO CAP)
- - IRON PIPE FOUND
- ⊠ - STONE FOUND
- ☆ - RAILROAD SPIKE FOUND
- ⊞ - WOOD POST FOUND
- ▲ - PK NAIL SET
- △ - PK NAIL FOUND
- Fnd. - FOUND
- Msd. - MEASURED
- Obs. - OBSERVED
- Rec. - RECORD
- Usd. - USED



CERTIFICATION:

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

Andrew G. Planet
ANDREW G. PLANET, P.S. REG. SURVEYOR NO. 7802
11-13-2019
DATE

12-20-19
11-00-045
R. MAINES
#19-04073

NOVEMBER 2019



CIVIL ENGINEERING & SURVEYING
257 SOUTH COURT STREET
SUITE 6
MEDINA, OHIO 44256
PHONE: (330)723-1828
FAX: (330)723-6637

PROJECT No. 22,430

11-00-045-000-057, -058