

LOT SPLIT MAP

OF PARCEL NUMBER 11-00-029-000-047

BEING PART OF ORIGINAL EATON TOWNSHIP LOT 29
EATON TOWNSHIP
LORAIN COUNTY
STATE OF OHIO

MARGERY E HOUSTON
PPN 11-00-029-000-043
INST. NO. 2003-0939595
08/07/2003

JOSEPH G. & PAULETTA C.
STANISLAWSKI
PPN 11-00-029-000-039
INST. NO. 1978-0894722
07/11/1978

1586.60' CALC. 1580.REC.

S89°49'09"E 1271.60'

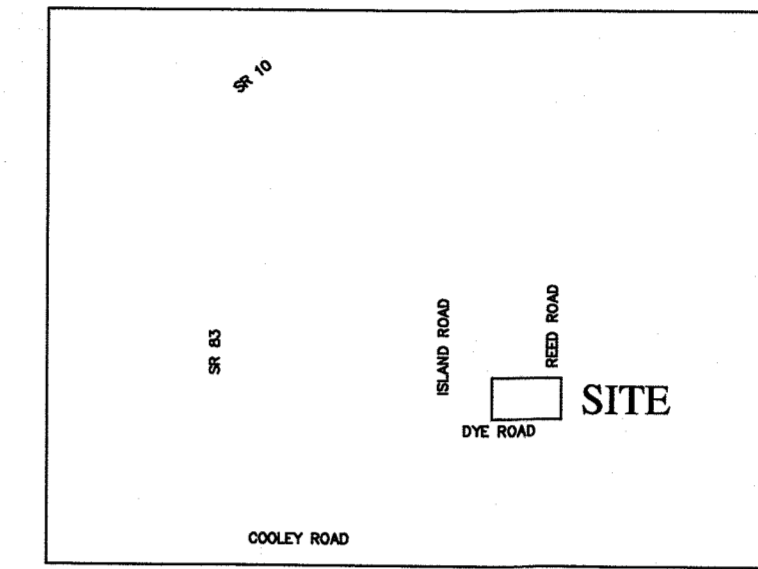
746.16'

S89°49'09"E 315.00'

FENCE POST
FOUND ON E-W LINE

1" IRON PIPE
FND. & USED
FOR LINE

5/8" IRON PIPE
FND. & USED
FOR LINE



VICINITY MAP
NOT TO SCALE

LOT A
6.8060 Ac.
296,470 Sq. Ft.
(0.1446 Ac. within R/W)

REMAINDER
27.4749 Ac.
1,196,805 Sq. Ft.
(1.2183 Ac. within R/W)

EMJON VENTURES LLC
PPN 11-00-029-000-047
INST. NO. 2020-0747678
01/31/2020
34.10 AC DEED
34.2809 AC CALC.

MARGERY E HOUSTON
PPN 11-00-029-000-052
INST. NO. 2003-0939595
08/07/2003

MARGERY E HOUSTON
PPN 11-00-029-000-016
INST. NO. 2003-0939595
08/07/2003

ISLAND ROAD (60')
(PUBLIC RIGHT OF WAY)

REED ROAD (60')
(PUBLIC RIGHT OF WAY)

N89°53'17"W 315.00'

N89°53'17"W 1274.20'

DYE ROAD (40')
(PUBLIC RIGHT OF WAY)

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM NAD83 ZONE OHIO NORTH BASED ON
O.D.O.T. VRS GPS OBSERVATIONS DATED 07/14/2020

SURVEY REFERENCES:

1. PLAT OF SURVEY BY MCGLINCHY AND ASSOCIATES DATED APRIL 27, 1976
2. PLAT OF SURVEY BY JOHN POZYWAK DATED JULY 31, 1989
3. PLAT OF SURVEY BY MCGLINCHY AND ASSOCIATES DATED SEPTEMBER 1975
4. PLAT OF SURVEY BY MCGLINCHY AND ASSOCIATES DATED FEBRUARY 1975
5. PLAT OF SURVEY BY RICHARD CARLSON DATED MARCH 4, 2013
6. PLAT OF SURVEY BY RAFTER A, LTD DATED MAY 21, 2018

LEGEND

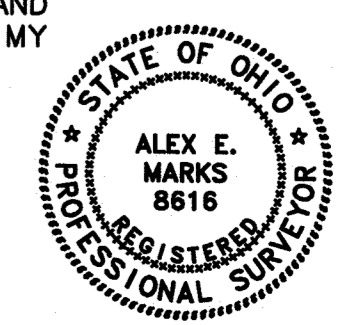
○F	FOUND MONUMENT AS NOTED
○S	SET 5/8" IRON PIN
REC.	RECORD
MEAS.	MEASURED
CALC.	CALCULATED
VOL.	VOLUME
PG.	PAGE
PPN	PERMANENT PARCEL NUMBER
—	BOUNDARY LINE

CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND COUNTY SURVEY RECORDS, (AS APPLICABLE). BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM NAD83 ZONE OHIO NORTH BASED ON O.D.O.T. VRS GPS OBSERVATIONS DATED 07/14/2020. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Alex Marks
ALEX E. MARKS, PS NO. 8616
REGISTERED PROFESSIONAL SURVEYOR
ATWELL, LLC

7/27/2020
DATE



ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.348.2000

CLIENT	EMJON VENTURES LLC, INC
TITLE	LOT SPLIT SURVEY OF PARCEL NUMBER 11-00-029-000-047
ORIGINAL LOT 29	EATON TOWNSHIP
	LORAIN COUNTY
	STATE OF OHIO

DATE	07/15/2020
REVISIONS	
SCALE	1" = 60 FEET
DR.	MS
CH.	PE
P.M. ERAK	
BOOK	X
JOB	18003135
SHEET NO.	1

REVISIONS	
SCALE	0 30 60
1" = 60 FEET	
DR.	MS
CH.	PE
P.M. ERAK	
BOOK	X
JOB	18003135
SHEET NO.	1