LOT SPLIT MAP

OF PARCEL NUMBER 11-00-029-000-054

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

APPROVED
LORAIN CO.
MAP DEPT
DATE 2-3-21
PPN 11-00-029
BY R. MAINES
#21-04248

11-00-029-000-055 thru -058

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. 1978-0994722
07/11/1978

5/8" IRON PIPE FND. & USED

FENCE POST FOUND ON E-W LINE

S89°49'09"E 315.00' REC. & USED

5/8" IRON PIN ATWELL FND. & USED

1586.60' CALC. 1580.REC.

S89°49'09"E 315.00' REC & USED

S89°49'09"E 315.00'

746.16'

S89°49'09"E 315.00'

1" IRON PIPE FND. & USED FOR E-W LINE

S89°49'09"E 326.60'

1" IRON PIPE FND. & USED

30'

R/W

OL 29 ℄ OL 12

R/W

VICINITY MAP
NOT TO SCALE

SR 83 · ISLAND ROAD · REED ROAD · DYE ROAD · SITE · COOLEY ROAD

614.66'

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

N00°11'44"E 941.36' REC & USED

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

PAUL THEODORE & AMBER THEODORE
PPN 11-00-029-000-053
INST. NO. 2020-0794167
12/17/2020

N00°11'44"E 940.98' REC & USED

LOT B
6.8033 Ac.
296,350 Sq. Ft.
(0.1446 Ac. within R/W)

S00°11'44"W 940.61' REC & USED

REMAINDER
6.8005 Ac.
296,231 Sq. Ft.
(0.1446 Ac. within R/W)

N00°11'44"E 940.23'

LOT C
6.7978 Ac.
296,112 Sq. Ft.
(0.1446 Ac. within R/W)

EMJON VENTURES LLC
PPN 11-00-029-000-054
INST. NO. 2020-0794166
12/17/2020

S00°11'44"W 939.85'

LOT D
7.0733 Ac.
308,111 Sq. Ft.
(0.7844 Ac. within R/W)

943' REC.
S00°02'13"W 939.46' CALC

N00°11'44"E 940.61'

S00°02'13"W 939.46'

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

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

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

326.70'

100.00'

5/8" IRON PIN ATWELL FND. & USED

R/W

OL 32 OL 29
OL 33 OL 28

1317.48' REC & USED

100.00'

N89°53'17"W 315.00' REC. & USED

1" IRON PIN IN BOX FND. & USED

3/4" IRON PIN FND. & USED FOR LINE

N89°53'17"W 315.00' REC & USED

3/4" IRON PIN FND. & USED FOR LINE

1589.20' CALC. 1580' REC
2906.68' CL ISLAND TO CL REED

N89°53'17"W 315.00'

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

P.O.B. REMAINDER

N89°53'17"W 315.00'

1" IRON PIPE FND. & USED FOR LINE

5/8" IRON PIN ATWELL FND. & USED

N89°53'17"W 329.20'

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

P.O.B. LOT C

P.O.B. LOT D

OL 29 OL 12
OL 28 OL 13

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

LEGEND

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

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

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

12/23/2020
DATE

STATE OF OHIO · ALEX E. MARKS 8616 · REGISTERED PROFESSIONAL SURVEYOR

ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

ORIGINAL LOT 29
EATON TOWNSHIP
LORAIN COUNTY
STATE OF OHIO

CLIENT: EMJON VENTURES LLC, INC

TITLE: LOT SPLIT SURVEY OF PARCEL NUMBER 11-00-029-000-___

DATE: 11/30/2020

REVISIONS

SCALE 0 30 60
1" = 60 FEET

DR. MS | CH. PE
P.M. ERAK
BOOK X
JOB 18003135
SHEET NO. 1

K:\18003135\SRVY\SURVEY\18003135SU-03.DWG 12/16/2020 11:16 AM DALE HAYWOOD

CAD FILE: 18003135SU-03.DWG