

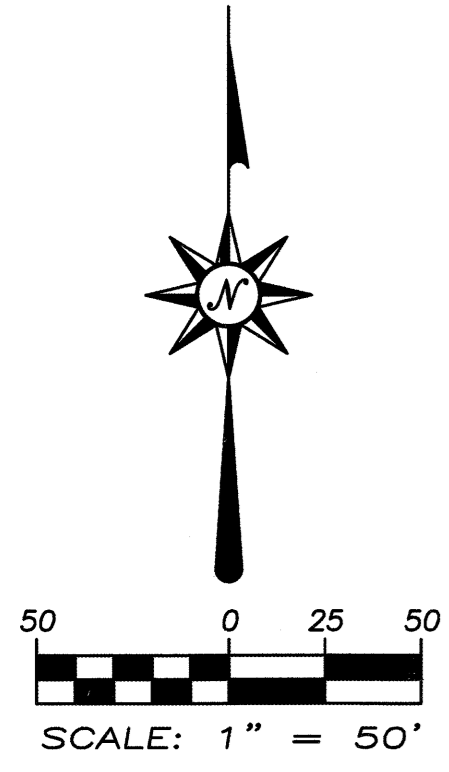
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	160.00'	102.86'	101.10'	S 16°14'40" W	36°50'05"
C2	100.00'	64.29'	63.19'	S 16°14'40" W	36°50'05"
C3	130.00'	83.58'	82.14'	S 16°14'40" W	36°50'05"
C4	130.00'	83.58'	82.14'	S 16°14'40" W	36°50'05"
C5	20.00'	24.70'	23.16'	S 08°54'56" W	70°45'32"
C6	50.00'	50.80'	48.64'	S 55°34'16" E	58°12'52"
C7	65.00'	297.80'	97.74'	S 46°34'28" W	262°30'19"

**SURVEY REFERENCES**

Centerline & Right of Way Plans - Ohio Department of Transportation Projects  
 LOR-57-11.74  
 LOR-20-15.99  
 LOR-57-12.13  
 LOR-20-16.17

Lot Split Survey prepared by Casey Professional Services, LLC and dated October 15, 2014

Annexation Map prepared by Barbosa and Associates LLC and dated July 8, 2017



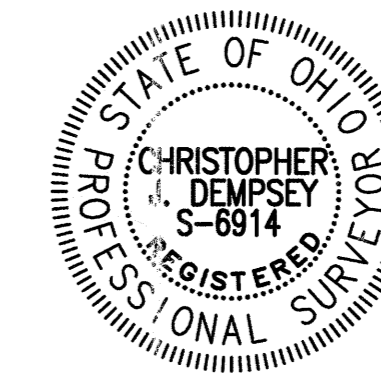
• DENOTES 5/8" DIAMETER, 30" LONG IRON PIN WITH "DEMPSEY P.S. 6914" ID CAP SET (UNLESS OTHERWISE NOTED)

**LOT SPLIT AND DEDICATION OF CHESTNUT COMMONS DRIVE FOR RT. 57 CHESTNUT RIDGE, LLC**

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 92

**SURVEY CERTIFICATION**

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON NORTH 76°52'18" EAST AS THE CENTERLINE OF CHESTNUT RIDGE ROAD, AS SHOWN ON AN ANNEXATION MAP PREPARED BY BARBOSA AND ASSOCIATES LLC AND DATED JULY 8, 2017.



*Christopher J. Dempsey*  
 CHRISTOPHER J. DEMPSEY  
 PROFESSIONAL SURVEYOR NO. 6914  
 DATE OF SURVEY: FEBRUARY 7, 2022

DEMPSEY / SURVEYING / COMPANY  
 P 216/226-1130 12815 DETROIT AVENUE  
 F 216/226-1131 CLEVELAND, OH 44107-2835

**ACCEPTANCE**

I, THE UNDERSIGNED REPRESENTATIVE OF RT. 57 CHESTNUT RIDGE, LLC, OWNER OF THE PROPERTY SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND DEED AND ACKNOWLEDGE THAT THIS SIGNING IS MY FREE ACT AND DEED.

RT. 57 CHESTNUT RIDGE, LLC

BY:

*[Signature]* *Victor Lohm*  
 SIGNATURE PRINTED NAME

*[Signature]*  
 TITLE  
 From Victor Lohm, Managing Member

STATE OF OHIO )  
 COUNTY OF Cuyahoga ) S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF RT. 57 CHESTNUT RIDGE, LLC WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Parsons, OHIO, THIS 07 DAY OF February, 2023.

*[Signature]* *Jan 6 Allen*  
 NOTARY PUBLIC MY COMMISSION EXPIRES July 21, 2025

APPROVED BY PLANNING COMMISSION  
 CITY OF ELYRIA, OH  
 IS FILED REQUIRED  
*[Signature]* 2/22/22

RODNEY J. SMITH  
 DOC. #2014-0521542 L.C.R.  
 PPN 11-00-092-000-010  
 TOWNSHIP OF EATON  
 CITY OF ELYRIA

KIM W. WHARY  
 DOC. #1999-0627266 L.C.R.  
 PPN 11-00-092-000-011  
 TOWNSHIP OF EATON  
 CITY OF ELYRIA

JUANITA COOPER  
 PPN 11-00-092-000-012  
 TOWNSHIP OF EATON  
 CITY OF ELYRIA

SAMUEL DENNIS  
 DOC. #2013-0479317 L.C.R.  
 PPN 11-00-092-000-023  
 TOWNSHIP OF EATON  
 CITY OF ELYRIA

STATE ROUTE 57 (U. S. ROUTE 20)  
 (VARIABLE WIDTH) (LIMITED ACCESS)

Survey # 50590  
 APPROVED LORAIN CO. MAP DEPT  
 DATE 5/31/22  
 PAGE 11-00-092  
 BY *[Signature]*  
 11-00-092-000-070

WESTON STORAGE CENTER LLC  
 DOC. #2021-085356 L.C.R.  
 PPN 11-00-092-000-089

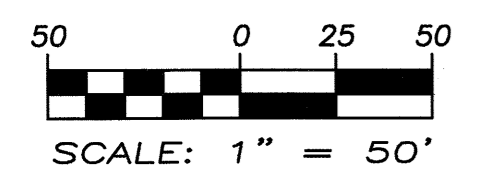
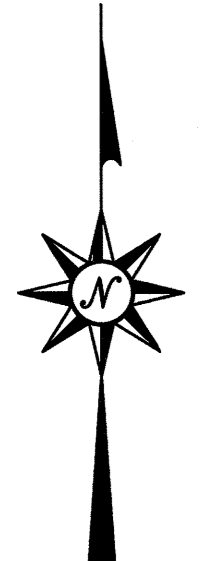
RT. 57 CHESTNUT RIDGE, LLC  
 DOC. #2002-0831935 L.C.R.  
 PPN 11-00-092-000-070  
 LORAIN COUNTY COMMISSIONERS  
 ANNEXATION LETTER  
 DOC. #2018-0864139 L.C.R.  
 ANNEXATION TO CITY OF ELYRIA BY  
 ORDINANCE No. 2018-70  
 DOC. #2018-0890000 L.C.R.

**LOT 2**  
 136,815 SQUARE FEET  
 (3.1408 ACRES)

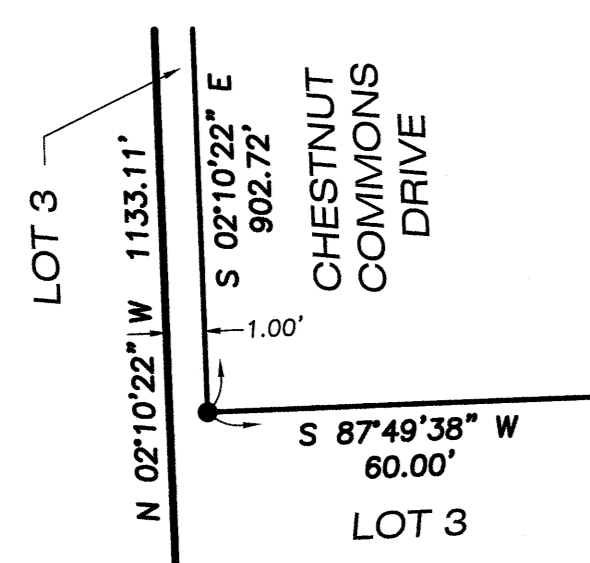
**LOT 1**  
 137,362 SQUARE FEET  
 (3.1534 ACRES) INCLUDING  
 10,598 SQUARE FEET  
 (0.2433 ACRE) WITHIN R/W

**LOT 3**  
 1,131,525 SQUARE FEET  
 (25.9762 ACRES)

M A T C H L I N E - S E E S H E E T 3



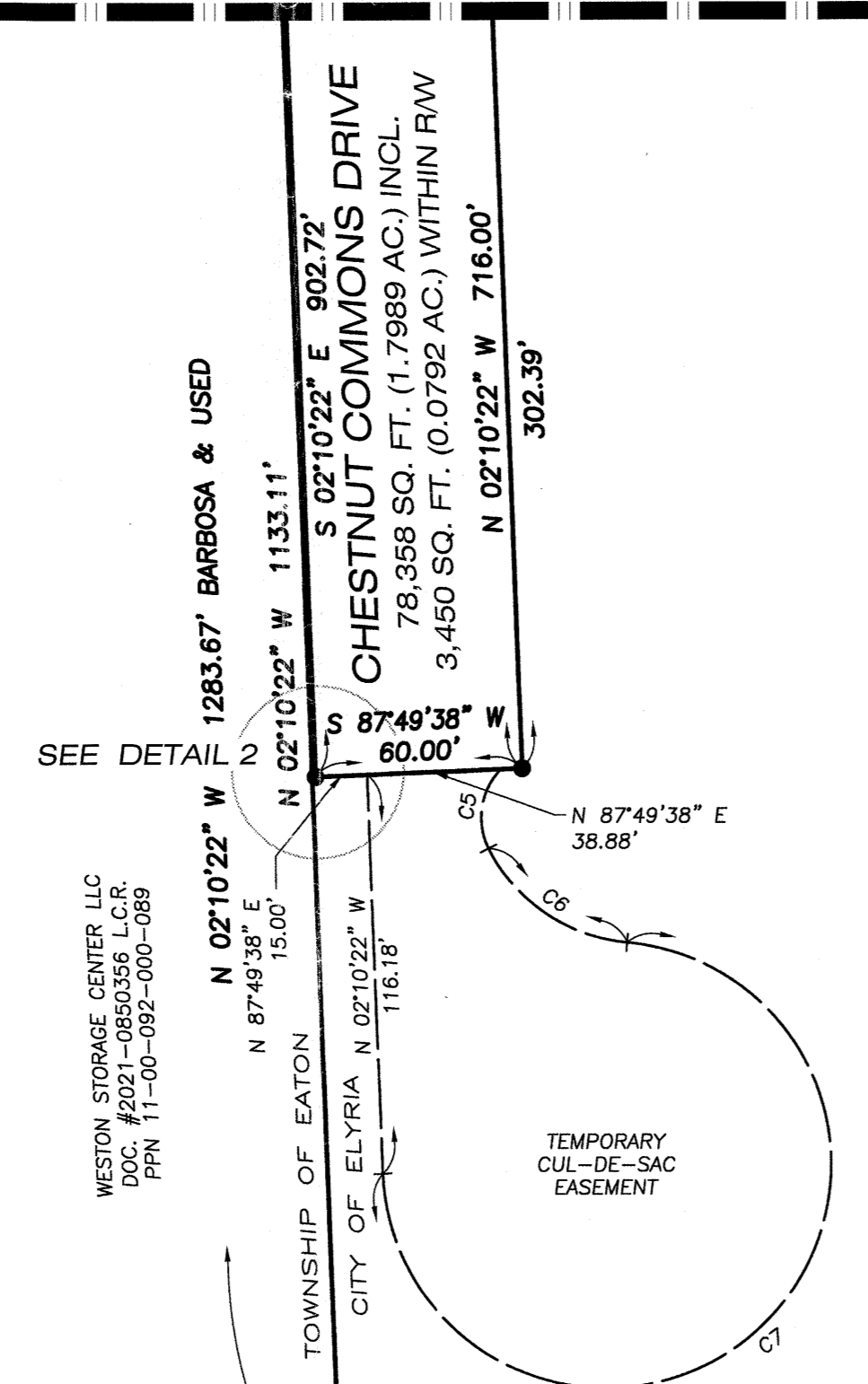
- DENOTES 5/8" DIAMETER, 30" LONG IRON PIN WITH "DEMPSEY P.S. 6914" ID CAP TO BE SET UPON COMPLETION OF IMPROVEMENTS (UNLESS OTHERWISE NOTED)
- DENOTES 5/8" DIAMETER, 30" LONG IRON PIN WITH "DEMPSEY P.S. 6914" ID CAP INSIDE MONUMENT BOX ASSEMBLY TO BE SET UPON COMPLETION OF IMPROVEMENTS (UNLESS OTHERWISE NOTED)



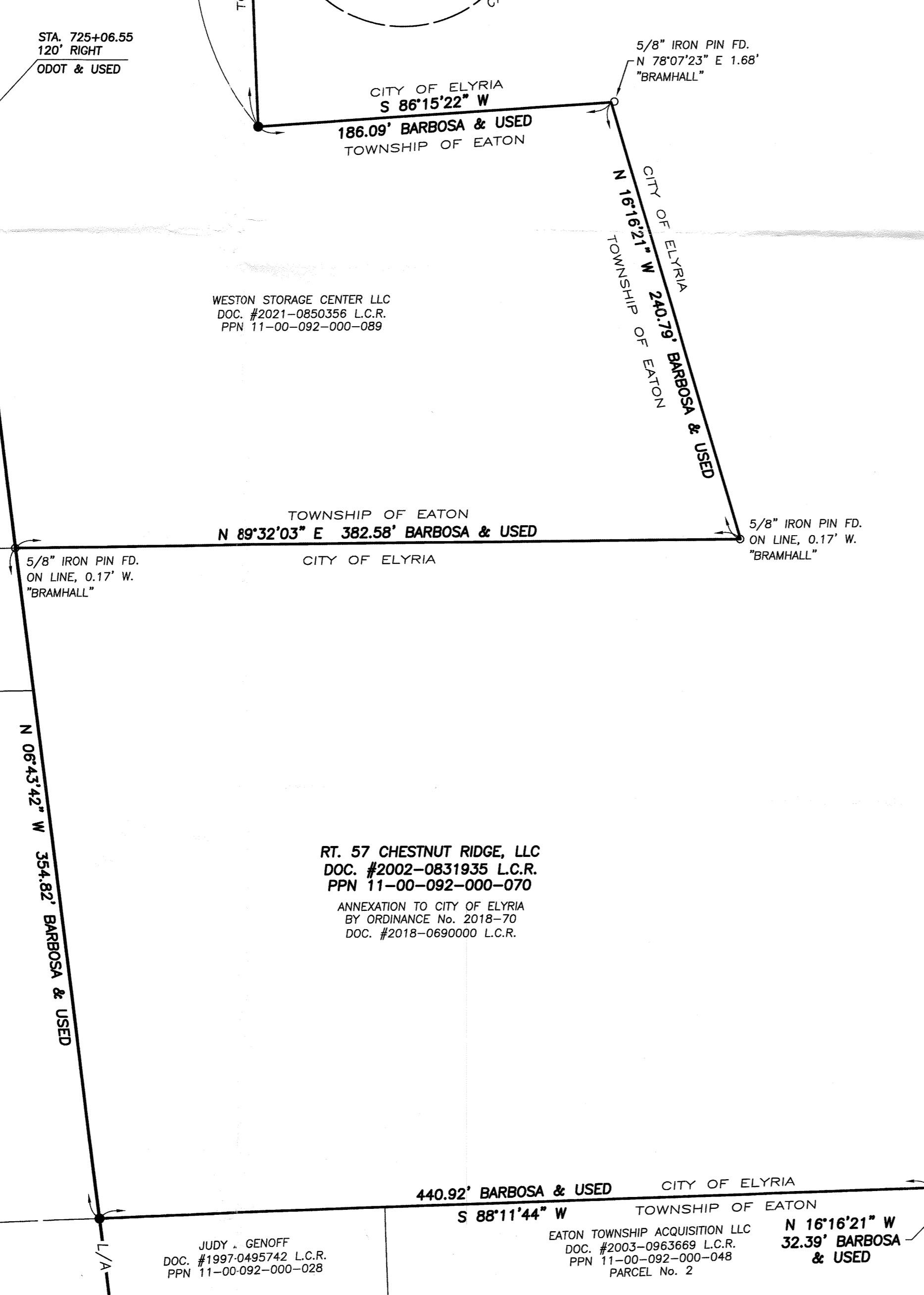
APPROVED  
LORAIN CO.  
MAP DEPT.

DATE 5/31/22  
PAGE 11-00-092  
BY O. Adeshang

11-00-092-000-070



STATE ROUTE 57 (U. S. ROUTE 20)  
VARIABLE WIDTH) (LIMITED ACCESS)



LOT 3  
1,131,525 SQUARE FEET  
(25.9762 ACRES)

RT. 57 CHESTNUT RIDGE, LLC  
DOC. #2002-0831935 L.C.R.  
PPN 11-00-092-000-070  
ANNEXATION TO CITY OF ELYRIA  
BY ORDINANCE No. 2018-70  
DOC. #2018-0690000 L.C.R.

S 84°59'05" W 430.77' BARBOSA & USED  
RAY D. ROACH & FANNIE M. ROACH  
CO-TRUSTEES OF THE RAY AND MAY  
FAMILY TRUST DATED OCTOBER 20, 2009  
DOC. #2011-0360231 L.C.R.  
PPN 11-00-092-000-036

S 15°45'46" E 531.88' BARBOSA & USED  
RAY D. ROACH & FANNIE M. ROACH  
CO-TRUSTEES OF THE RAY AND MAY  
FAMILY TRUST DATED OCTOBER 20, 2009  
DOC. #2011-0360231 L.C.R.  
PPN 11-00-092-000-036

S 74°18'51" W 453.21' BARBOSA & USED  
EATON TOWNSHIP ACQUISITION LLC  
DOC. #2003-0963669 L.C.R.  
PPN 11-00-092-000-048  
PARCEL No. 1

APPROVED  
[Signature]