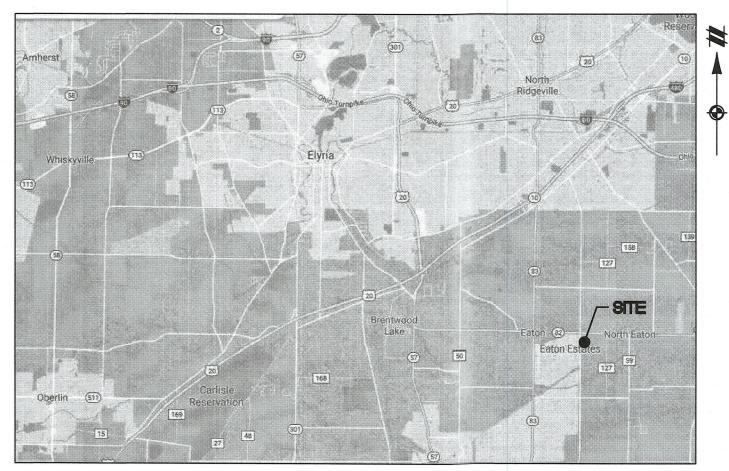
O.L. 35 O.L. 26 STATE ROUTE 82 (110') O.L. 26 O.L. 15 1" IRON PIPE IN MONUMENT BOX FD. & USED SURVEYOR NAIL FD. ONLINE AT C/L-C/L & O.L. CORNER SURVEYOR NAIL S88°48'05"E 1240.73' FD. & USED 5/8" IRON ROD I.D. CAP BRAMHALL FD. ONLINE AT C/L-R/W 5/8" IRON ROD FI.D. CAP CARLSON O.L. 36 O.L. 25 FD. ONLINE O.L. 25 O.L. 16 11-00-025-000-032 SCHILD REAL ESTATE, LLC 11-00-025-000-040 FLG EATON CROSSING INC 11-00-025-000-037 GPFR VENTURE, LLC FILE 2017-0655211 6.0003 AC. FILE 2016-0575777 3.8340 AC. FILE 2021-91314 4.8777 AC. 11-00-025-000-019-BRIAN NAGY & LAURIE NAGY FILE 2012-0413508 N89°54'58"E N89°58'43"E 210.00' RAILROAD 5/8" IRON ROD FD. I.D. CAP CARLSON 5/8" IRON ROD FD. ONLINE S S88°48'05"E 541.85' P.O.B. 5/8" IRON ROD FD. I.D. CAP BRAMHALL SPLIT PARCEL A 10,920 SQ. FT. (0.0413 AC. IN R/W) N88°47'26"W 806.54' -SPLIT PARCEL B REMAINDER PARCEL EAST ROAD (60') 0.2507 AC. 79.4596 AC. 10,920 SQ. FT. 3,461,256 SQ. FT. (0.0413 AC. IN R/W) (2.8804 AC. IN R/W) 11-00-025-000-043 FLG EATON CROSSING LLC FILE 2021-094378 REM. -047 RAILROAD SPIKE FD. & USED AT C/L-R/W S89°54'48"W 906.58' 11-00-025-000-044 EBC EATON LLC FILE 2021-091316 59.9696 AC. LINE TABLE LINE # | BEARING | N89°54'48"E | 182.00' L2 S0°05'12"E 60.00' L3 S89°54'48"W | 182.00' N0°05'12"W | 60.00' L5 S0°05'12"E 60.00' L6 S89°54'48"W O.L. 25 O.L. 36 N0°05'12"W 60.00' 1" IRON PIPE N0°05'12"W 30.00 FD. ON R/W L9 24.99' O.L. 37 O.L. 24 L10 N0°03'22"W | 57.72'

LOT SPLIT MAP OF PARCEL 11-00-025-00-043

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO BEING PART OF ORIGINAL EATON TOWNSHIP LOT 25 TOWNSHIP 5 NORTH, RANGE 16 WEST CONNECTICUT WESTERN RESERVE



VICINITY MAP

BASIS OF BEARINGS

STATE PLANE COORDINATE SYSTEM NAD83 ZONE OHIO NORTH

SURVEY REFERENCES

DEED REFERENCES NOTED ON MAP.

SURVEY PERFORMED BY RICHARD THOMPSON, JR. IN MARCH 2017.

LEGEND

MONUMENT FOUND AS NOTED

5/8", 30" LONG IRON ROD WITH I.D. CAP "ATWELL" SET

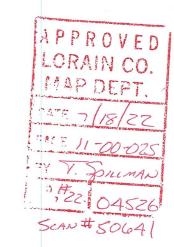
CENTERLINE

RIGHT-OF-WAY LINE

ORIGINAL LOT DEED

MEASURED

ACRE



SURVEYOR 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. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

04/13/2022

DATE

ALEX E. MARKS, PS NO. 8616 REGISTERED PROFESSIONAL SURVEYOR

ATWELL, LLC

ALEX E. MARKS 8616

811 (now what's below. Call before you dig THE LOCATIONS OF EXISTING
UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY
ONLY AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE
OWNER OR ITS REPRESENTATIVE.
THE CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE
COMMENCING WORK, AND AGREES TO
BE FULLY RESPONSIBLE FOR ANY
AND ALL DAMAGES WHICH MIGHT BE
OCCASIONED BY THE CONTRACTOR'S
FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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04/11/2022

REVISIONS

1" = 200 FEET DR. MS CH. --P.M. ERAK BOOK EX-01 JOB 20002805 SHEET NO.