

P.N. 11-00-013-000-038  
 Carpenter Farms, Inc.  
 3/14/1985  
 O.R. Vol. 1358, Pg. 516

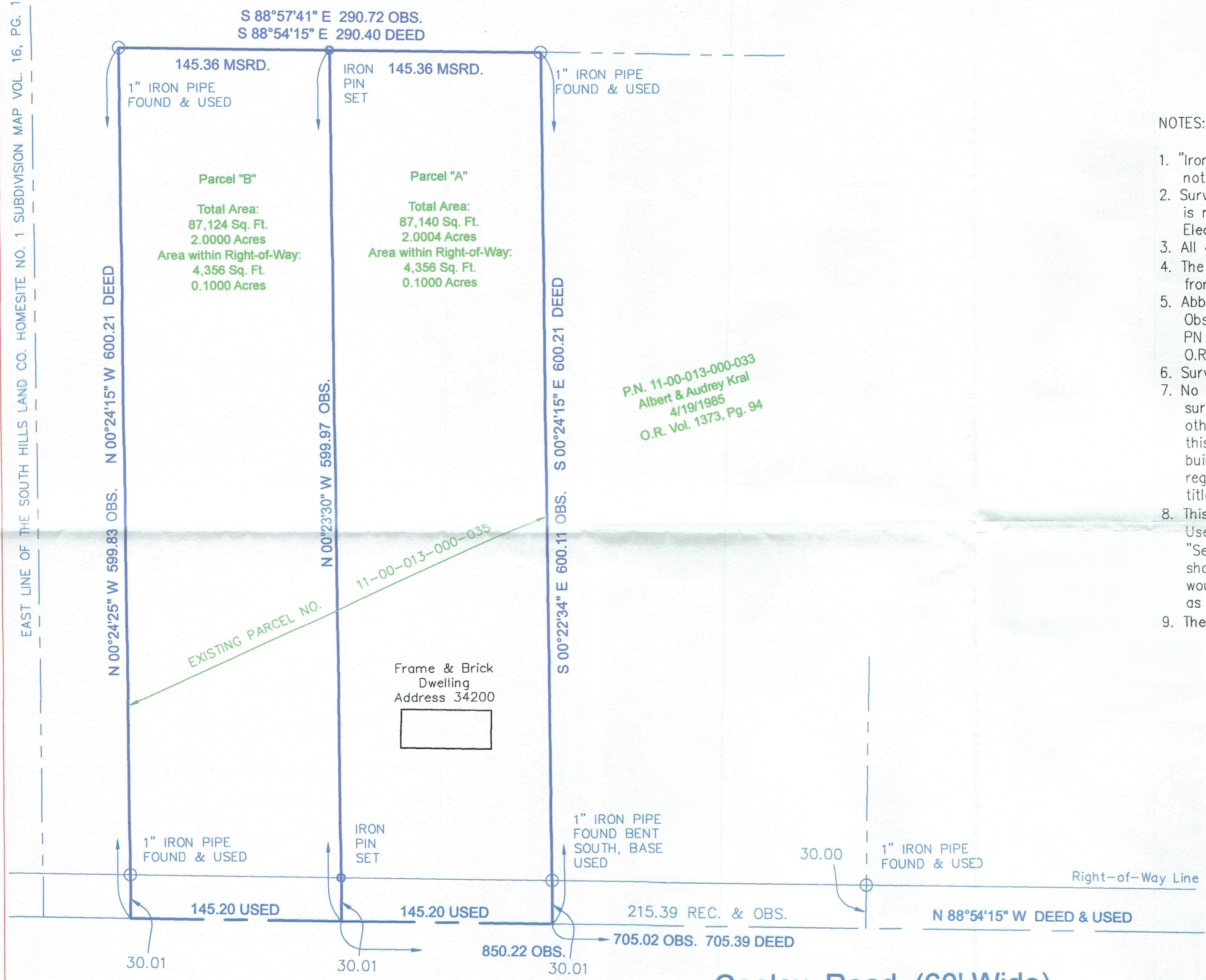


# PLAT OF PROPOSED PARCEL SPLIT FOR DAN AND DANIELLE PESTA

OF PART OF ORIGINAL EATON TOWNSHIP LOT NO. 13  
 BEING ALL OF PARCEL NO. 11-00-013-000-035  
 AS CONVEYED IN DEED FILE NO. 2017-0632027  
 ALSO BEING PARCEL NO. 3 IN THE REVISED MAP OF PROPOSED PARCEL  
 SPLITS FOR RONALD RUSSELL BY McGLINCHY DATED 4-15-1985  
 LORAIN COUNTY TAXMAP FILE NO. 16380

TOWNSHIP OF EATON, LORAIN COUNTY, OHIO

EAST LINE OF THE SOUTH HILLS LAND CO. HOMESITE NO. 1 SUBDIVISION MAP VOL. 16, PG. 19



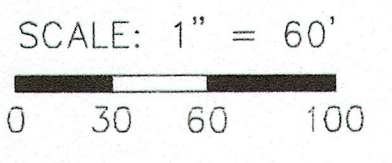
P.N. 11-00-013-000-033  
 Albert & Audrey Kral  
 4/19/1985  
 O.R. Vol. 1373, Pg. 94

NOTES:

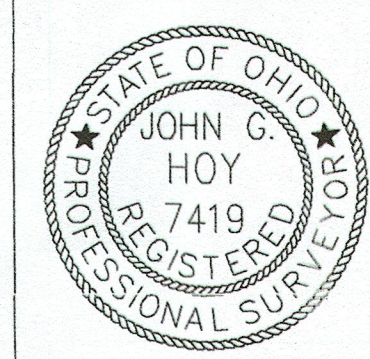
- "Iron Pin Set" are 5/8" re-bar, 30" long with plastic identification caps as required unless otherwise noted.
- Survey is valid only if print has original seal and signature of surveyor present and the declaration is made to original purchaser of survey. It is not transferable to additional institutions or owners. Electronic facsimiles are not valid.
- All distances shown are in feet and decimal parts thereof.
- The basis for the bearings used hereon is that of N 88°54'15" W on the centerline of Cooley Road from the current deed an assumed meridian used to indicate angles only.
- Abbreviations used: N = North, S = South, E = East, W = West, Vol = Volume, Pg = Page, O or Obs = observed, C or Cal = calculated, M or Msrd = measured, R or Rec = record, U = Used, PN = parcel number, Cl = clears, Encl = encroaches, Adj = adjacent, Sq = square, Ft = feet, O.R. = official record.
- Survey references used: Deeds noted hereon and Lorain County GIS Survey Nos. 16087 & 16380.
- No abstract of title, nor title commitment, nor results of a title search were furnished to the surveyor. All documents of record reviewed and considered are noted hereon. There may exist other documents of record that may affect this parcel. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following: easements of record; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; encumbrances; ownership title evidence or other facts which an accurate and current title search may disclose.
- This survey map is a guide to retrace the physical monuments that are shown as "Set, Found or Used" on this boundary survey. Any future retracements of said set boundary and monuments "Set" will hold the location of the physical original monuments. The mathematical values as shown on this map will yield to the monument position as retraced. The only exception to this would be the discovery of evidence that would hold precedence over the boundary determination as shown on this map.
- The existing buildings are on proposed Parcel "A" as shown.

I hereby certify that I have made this survey, on the ground, and that this plat represents graphically, in so far as is possible, the results of said survey. Made in accordance with provisions of article 4733.37 of the Ohio Administrative Code to the best of my knowledge, information and belief.  
 By: John R. Hoy and Associates, Inc.

*John G. Hoy*  
 John G. Hoy, President  
 Registered Professional  
 Ohio Surveyor 7419  
 11-21-19  
 Date



50679  
 APPROVED  
 LORAIN CO.  
 MAY DEPT  
 DATE 6/23/2022  
 PAGE 11-00-013-B  
 BY ACarden  
 #22-04544



PLAT OF PROPOSED PESTA LOT SPLIT SURVEY

**HOY** JOHN R. HOY and ASSOCIATES, INC.  
 PLANNERS, SURVEYORS, LAND CONSULTANTS  
 6015 Parkridge Avenue Cleveland, OH. 44144 216-476-3600 JohnH@HOY.US.COM HOY.US.COM

Date of Survey: November 15, 2019  
 Sheet 1 of 1

Hoy File No. 2842  
 Drawing No. 2842-1

