

SCALE: 1" = 60'

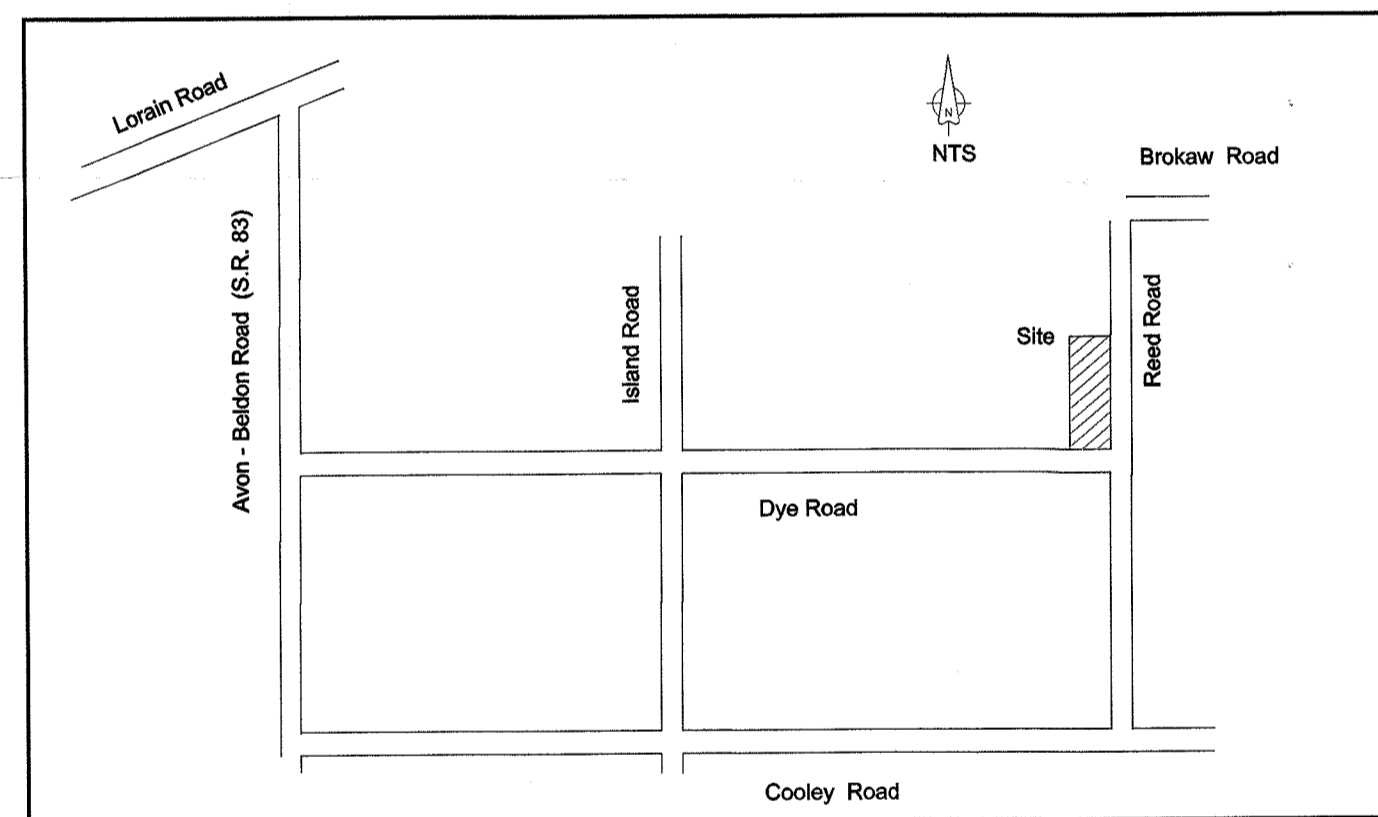
DATE: MAY, 2022

BASIS OF BEARING

Center Line Dye Road
Lorain County Survey Record N 89°53'17" W

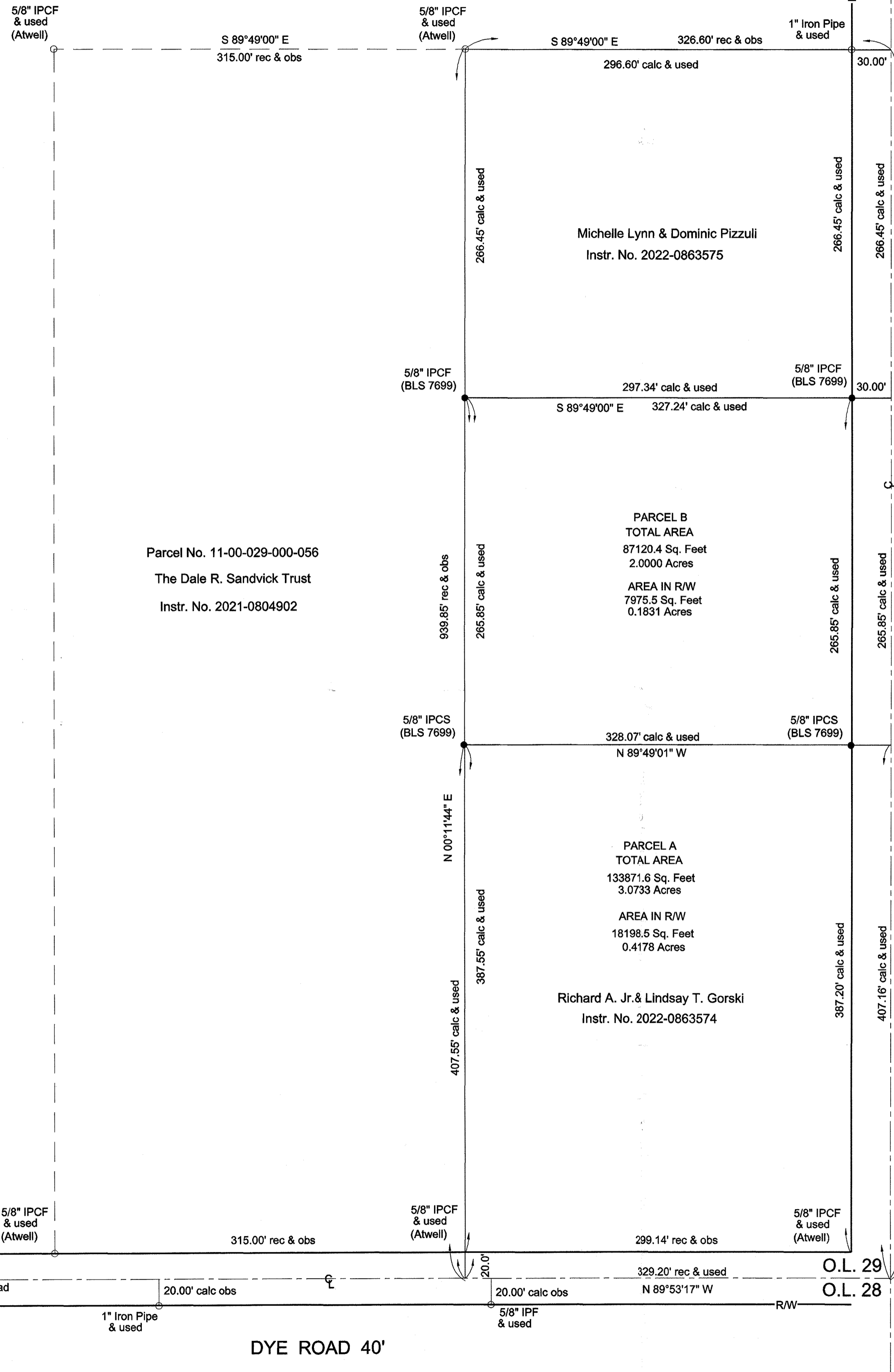
SURVEY REFERENCES

Lot Split Map of Parcel No. 11-00-029-000-054 # 50190
Lot Split Map of Parcel No. 11-00-029-000-047 # 50143
Plat of Survey & Lot Split Map for Richard & Cheryl Murphy # 47295



Vicinity Map

Parcel No. 11-00-029-000-039
Joseph G. & Pauletta C. Stanslawski
Instr. No. 1975-0994722



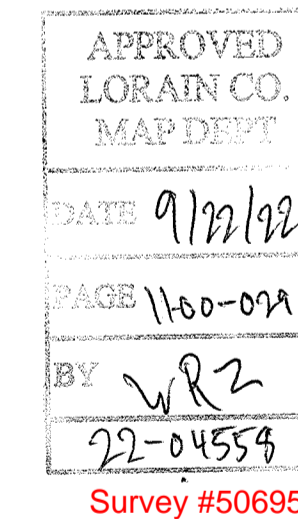
Parcel No. 11-00-029-000-056
The Dale R. Sandvick Trust
Instr. No. 2021-0804902

PARCEL B
TOTAL AREA
87120.4 Sq. Feet
2.0000 Acres
AREA IN R/W
7975.5 Sq. Feet
0.1831 Acres

PARCEL A
TOTAL AREA
133871.6 Sq. Feet
3.0733 Acres
AREA IN R/W
18198.5 Sq. Feet
0.4178 Acres

Richard A. Jr. & Lindsay T. Gorski
Instr. No. 2022-0863574

REED ROAD 60'

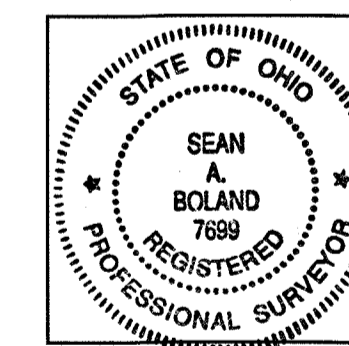


**PLAT OF LOT SPLIT
PREPARED FOR
NAGY**

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO; AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NO. 29 AND LOT D IN THE LOT SPLIT MAP OF PARCEL NO. 11-00-029-000-054 AS SHOWN BY LORAIN COUNTY SURVEY RECORDS.

LEGEND

- IPCF = Iron Pin Cap Found
- IPMF = Iron Pin Monument Found
- IPCS = Iron Pin Cap Set
- IPF = Iron Pin Found
- ⊗ DHS = Drill Hole Set



CERTIFICATION

THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED DEEDS AND LORAIN COUNTY RECORDS, BEARINGS SHOWN HEREON ARE CALCULATED FROM DEED AND SURVEY RECORD, DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I BELIEVE TO BE CORRECT.

Sean A. Boland
SEAN A. BOLAND, P.S.

REGISTERED OHIO PROFESSIONAL
SURVEYOR NO. 7699
Boland Land Surveying LLC
bolandsurveying@gmail.com
440-785-2943

ISLAND ROAD 60'

O.L. 29
O.L. 28

DYE ROAD 40'