

PLAT OF LOT SPLIT & ASSEMBLY

OF
42841 DELLEFIELD ROAD, ELYRIA, OHIO
 KNOWN AS
PARCEL NUMBER 06-23-003-102-035
 AND
42856 CRESTLANE DRIVE, ELYRIA, OHIO
 KNOWN AS
PARCEL NUMBER 06-24-045-101-032

SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 3, BRACE TRACT AND SUBLT NUMBER 12 IN THE AUDITOR'S REVISED PLAT OF CRESTHAVEN SUBDIVISION NO. 2 OF PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 45 AND 46, WEST OF THE BLACK RIVER AS RECORDED IN VOLUME 24, PAGE 50 OF LORAIN COUNTY RECORDS.

Survey # 50819

APPROVED
 LORAIN CO.
 MAP DEPT.
 DATE 2-23-23
 PAGE 06-23-003
 06-24-045
 BY D. Adelsberg

06-23-063-162-035
 06-24-045-101-032

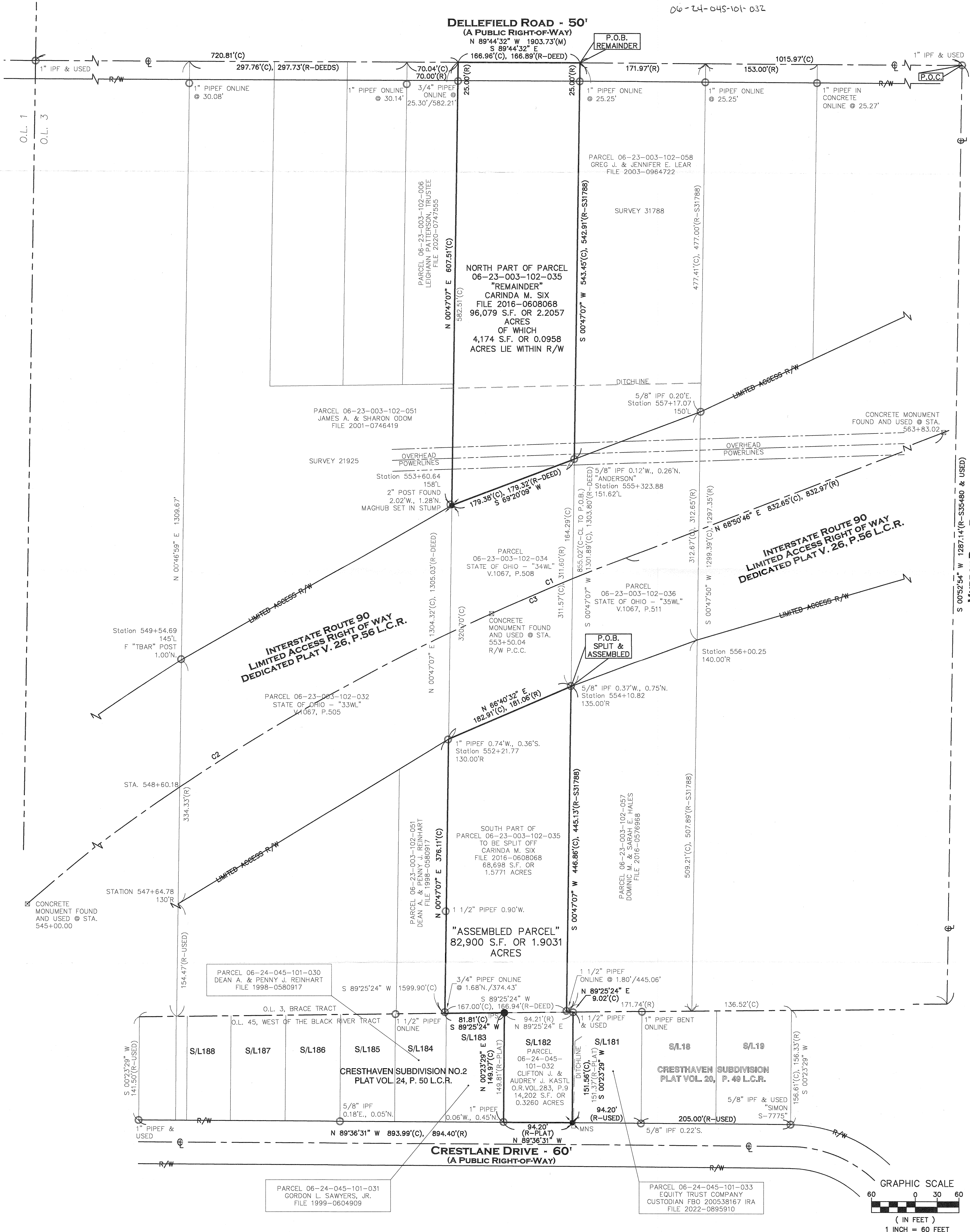
BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM - OHIO NORTH ZONE

DELLEFIELD ROAD - 50'

(A PUBLIC RIGHT-OF-WAY)

N 89°44'32" W 1903.73'(M)

S 89°44'32" E 166.96'(C), 166.89'(R-DEED)



INTERSTATE ROUTE 90
 LIMITED ACCESS RIGHT OF WAY
 DEDICATED PLAT V. 26, P. 56 L.C.R.

INTERSTATE ROUTE 90
 LIMITED ACCESS RIGHT OF WAY
 DEDICATED PLAT V. 26, P. 56 L.C.R.

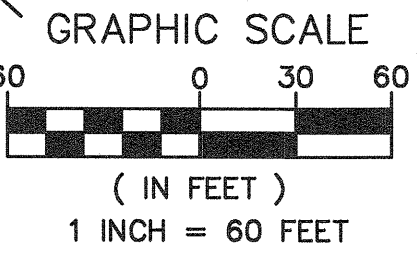
"ASSEMBLED PARCEL"
 82,900 S.F. OR 1.9031 ACRES

CRESTHAVEN SUBDIVISION NO. 2
 PLAT VOL. 24, P. 50 L.C.R.

CRESTHAVEN SUBDIVISION
 PLAT VOL. 20, P. 48 L.C.R.

CRESTLANE DRIVE - 60'

(A PUBLIC RIGHT-OF-WAY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3819.84	200.00'	199.98'	N 67°21'04" E	3°00'00"
C2	2884.79	849.68'	846.56'	N 57°21'51" E	16°59'37"
C3	3819.84	118.78'	118.78'	S 66°44'31" W	1°46'54"

- 5/8" BY 30" IRON PIN SET AND CAPED CASEY PROFESSIONAL SERVICES P.S.39" - P.S.
 - MONUMENT BOX FOUND
 - IRON PIN (IPF)/PIPE (PIPE) FOUND
 - DRILL HOLE SET - DHS
 - MAG NAIL SET - MNS
 - (R) RECORD
 - (C) CALCULATED
 - (M) MEASURED
 - (U) USED
- A. ACRES
 - AFN. AUDITOR'S FILE NUMBER
 - CL. CENTERLINE
 - CL.F. CHAIN LINK FENCE
 - CLRS. CLEARS
 - E. EAST
 - ENCRS. ENCROACHES
 - L.C.R. LORAIN COUNTY RECORDS
 - N. NORTH
- PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.P.N. PERMANENT PARCEL NUMBER
 - R/W. RIGHT-OF-WAY
 - S. SOUTH
 - S.F. SQUARE FEET
 - V. VOLUME
 - W. WEST



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON DECEMBER 12TH OF 2022. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

12/26/2022
 REV. 2/23/2022

Casey Professional Services, LLC
 1159 Holden Avenue, Cleveland, OH 44109
 216-781-6644 office & fax 216-299-9555 mobile
 www.caseyps.com

JOB NO. **22164**
 PREPARED FOR: **Nancy Del Grosso**
 SCALE: 1"=60'
 DRAWN BY: SJC
 FIELD WORK DATE: 12/12/22