



I. PIN FD.
IN MON. BOX
@ INTERSECTION
STATE RTE 57 &
STATE RTE 82

51139

APPROVED
LORAIN CO
MAP DEPT
DATE 3/15/24
PAGE 11-00-096
BY A. Carden
24-04831

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DESCRIBE THE LOCATION OF MONUMENTS. MONUMENTS WERE FOUND OR SET AS INDICATED, ALL OF WHICH WERE CORRECTED TO THE CORRECTED MERIDIAN.

THOMAS SIMON
S-7775
REGISTERED PROFESSIONAL SURVEYOR

THOMAS A. SIMON, REGISTERED PROFESSIONAL SURVEYOR NO. S-7775

11-00-096-000-004
SPITZER HARDWARE & SUPPLY COMPANY
PRIOR DEED REF. - DV 726 PG 606

11-00-096-000-017
TYLER MACE
DOC. #20220867568
3/21/22

11-00-096-000-041
REMAINDER 47.07 ACS.

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
TASIMON@WINDSTREAM.NET

11-00-096-000-004
SPITZER HARDWARE & SUPPLY COMPANY
PRIOR DEED REF. - DV 726 PG 606

GRAFTON ROAD (S.R. 57, 60 FEET WIDE)

S 10°47'13"W 1063.28'

S 10°47'13"W 111.16'

S 10°47'13"W 100.00'

11-00-096-000-004
SPITZER HARDWARE & SUPPLY COMPANY
PRIOR DEED REF. - DV 726 PG 606

I. PIN SET
30.00' C/L

I. PIN SET
30.00' C/L

SPLIT
1.1124 ACS.

N 80°05'02"W 435.88'

S 80°04'37"E 435.88'

11-00-096-000-017
TYLER MACE
DOC. #20220867568
3/21/22

I. PIN FD.
30.14' C/L

S 80°04'37"E 435.88'

EXISTING POND

N 10°47'13"E 111.21'

I. PIN FD.
412.10' C/L
N. 1.21'

I. PIPE
FD. & USED

I. PIPE
FD. & USED
30.00' C/L

PLAT OF BOUNDARY SURVEY
AND SPLIT
FOR
SPRINGVALE DEVELOPMENT
COMPANY, LTD.
EATON TOWNSHIP TRUSTEES

THOMAS SIMON & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
TASIMON@WINDSTREAM.NET

BEING KNOWN AS PART OF ORIGINAL
EATON TOWNSHIP LOT NO. 96
COUNTY OF LORAIN STATE OF OHIO
MARCH, 2024 SCALE: 1" = 100'

JOB NO. 2024-020