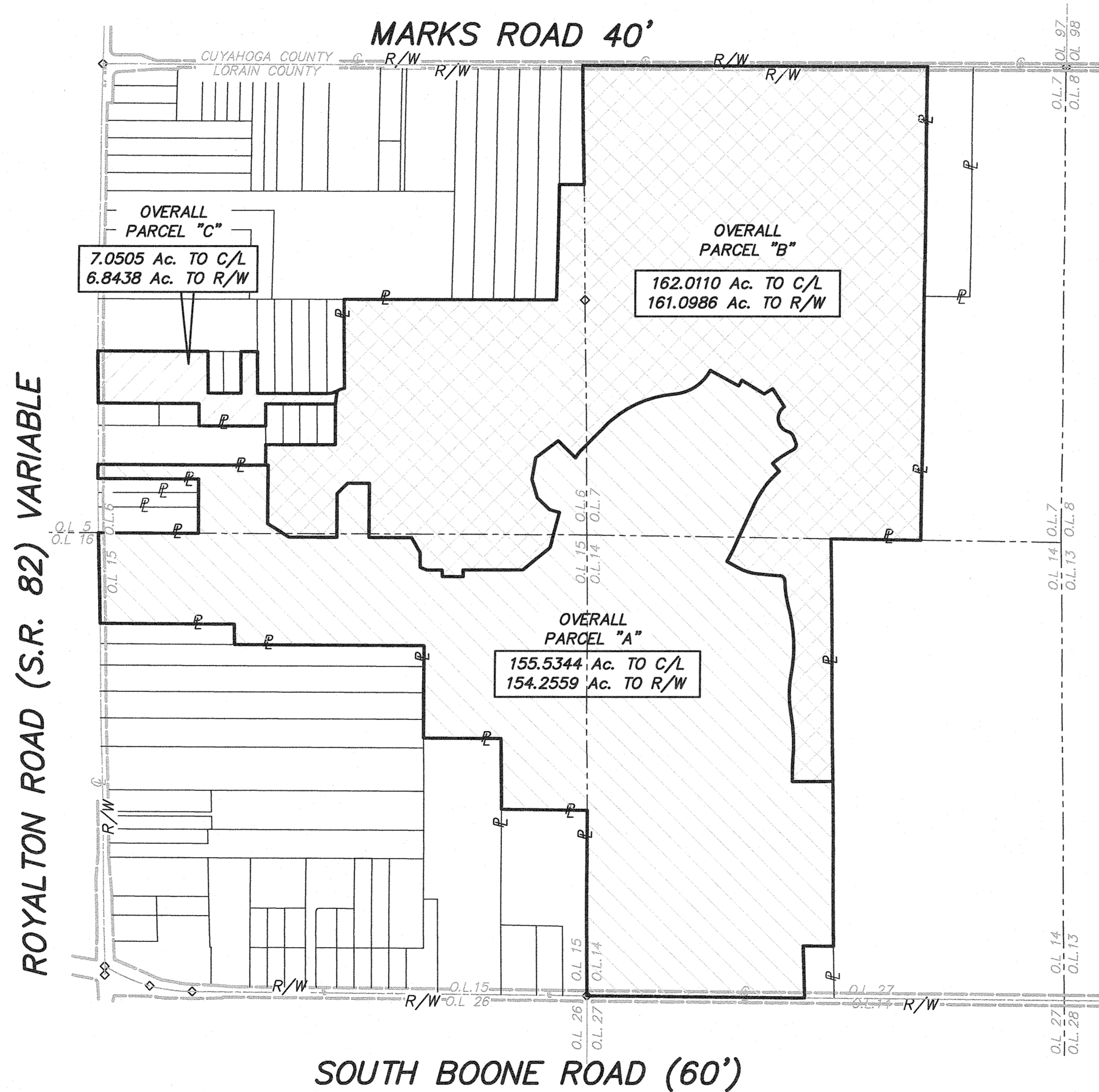


OWNERSHIP CHART		
TAG	PARCEL	OWNER/INSTRUMENT
A	1200006101011	ELVIRA & ROBERT O. SZABO INSTR: 2023-0925728
B	1200006101010	JOSETTE MCCANDLISH TRUSTEE INSTR: 2020-0788053
C	1200006101009	JOHN J. II & KIMBERLY A. HARRIS INSTR: 2017-0629242
D	1200006101008	JONATHAN & MICHELLE JONES INSTR: 2016-0579429
E	1200006101014	ALEXANDER JR & MEEGAN B. MILLUZZI O.R. VOL. 366 Pg. 683
F	1200006101013	EKATARINI HATZIGIANNAKI, TRS. INSTR: 2023-0907264
G	1200006101022	CHARLES D. VOSS INSTR: 2008-0275839
H	1200006101023	TREVISO LLC INSTR: 2017-0640350
J	1200006101021	23601 ROYALTON ROAD LLC INSTR: 2022-0869891 DEED PARCEL 6
K	1200006101003	RAYMOND J. BEEDLE INSTR: 2017-0639679
L	1200006101019	MIKEL S. LEASE INSTR: 2014-0511776
M	1200006101018	MIKEL S. LEASE INSTR: 2017-0628305
N	1200006101017	MIKEL S. LEASE INSTR: 2002-0858796
P	1200006101016	MIKEL S. LEASE INSTR: 2002-0858796
Q	1200006101015	MIA B PROPERTIES LLC INSTR: 2013-0489506
R	1200006101002	JAMES & DONNA J. HAWLEY
S	1200006101001	KATHERINE ANN GOE (n.k.a. KATHERINE ANN GOE-HOLMES) O.R. 337, PG. 562
T	1200015000084	KENNETH R & LOUISE KOESTER INSTR: 2009-0289439
U	1200006101012	CHRISTIAN MEETING CORPORATION INSTR: 2019-0718162
V	1200015000012	ROBERT & BARBARA K. PLOTZ VOL. 1084 p. 237
X	1200006101005	SOPHIE M. BEVIER D.V. 840 Pg. 447



OWNER'S ACCEPTANCE

WE THE UNDERSIGNED, 23601 ROYALTON ROAD LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ASSENT TO AND ADOPT THIS PLAT, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST.

BY: _____
 PRINT NAME: _____
 PRINT TITLE: _____

ACKNOWLEDGMENT

STATE OF _____ }-SS
 COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE AFOREMENTIONED, THE INDIVIDUAL, WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY, AND AS SUCH OFFICER THE FREE ACT AND DEED OF SAID ENTITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT OHIO, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

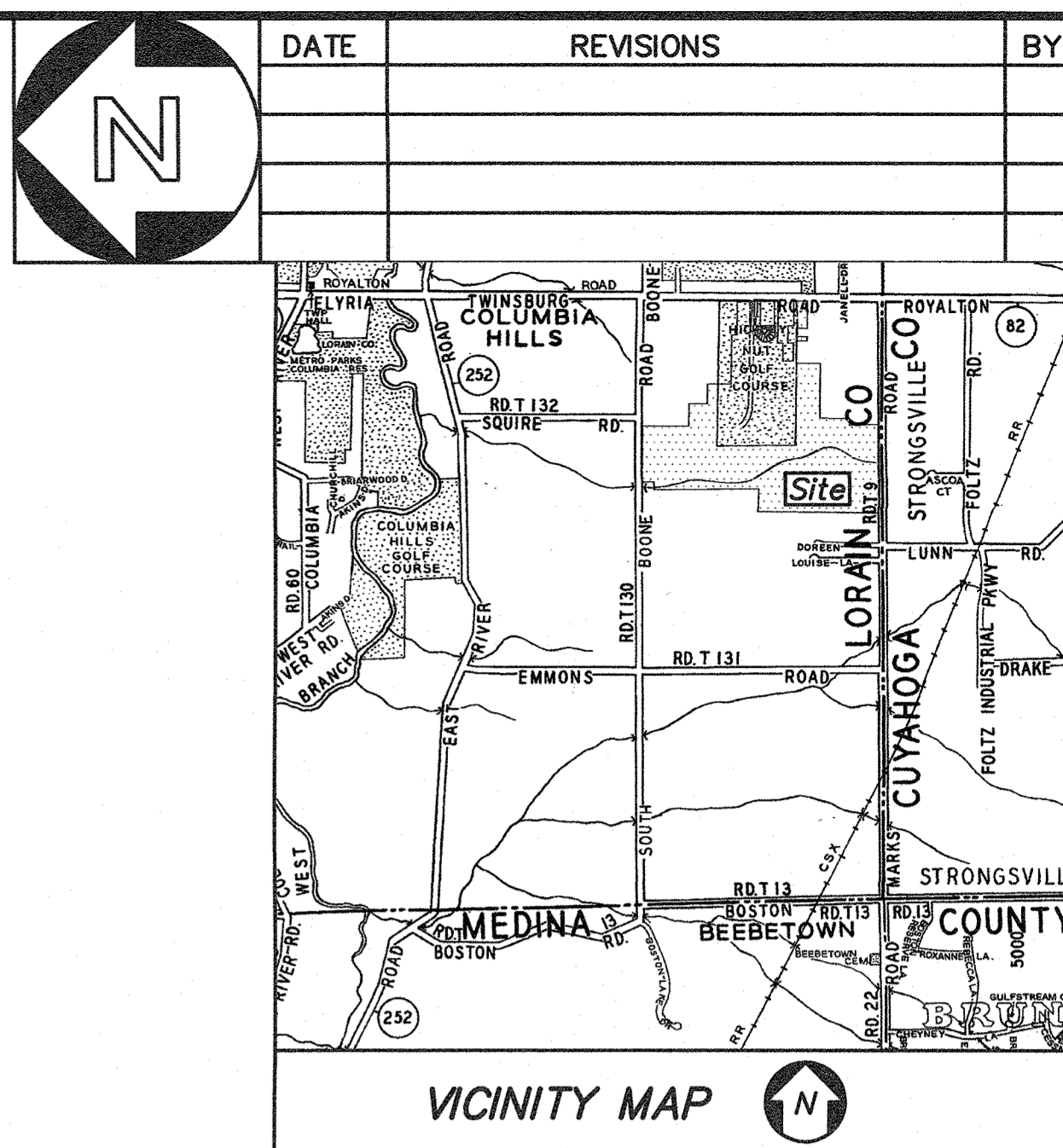
SURVEY REFERENCES:

- ODOT: RIGHT OF WAY PLANS LOR -82-8.98 - PID NO. 928336
- ODOT 2: STATE OF OHIO PLAN SET FOR, TWINSBURG-ELYRIA ROAD I.C.F. 36 N-1 DATED JAN 1924
- COUNTY: ROAD PLANS FOR BOONE ROAD
- SURV.: SURVEY OF 5.0189 AC. FOR HICKORY NUT LAND DEVELOPMENT CO., LLC
- S.: THE HENRY G. REITZ ENGINEERING COMPANY - DATED DEC 2008
- LORAIN COUNTY TAX MAP SURVEY 41,444
- SURV 1: THE SOUTH HILLS LAND CO'S ROYALTON-MARKS FARMS I.L. DEAN - SURVEYOR NO.1681 LORAIN COUNTY TAX MAP SURVEY 32,230
- SURV 2: SURVEY OF PARCEL SPLIT OF 4.3941 AC. FOR HICKORY NUT LAND DEVELOPMENT CO., LLC THE HENRY G. REITZ ENGINEERING COMPANY - DATED NOV. 2006 LORAIN COUNTY TAX MAP SURVEY 39,923
- SURV 3: MAP OF SURVEY FOR FRANK G. GORNIK, ADMIN. WARREN G. ROOT - APRIL 1937
- SURV 4: MAP OF SURVEY FOR KENNETH FISH BY WARREN G. ROOT & ASSOCIATES - OCT 1961
- REC: IMPERIAL PARKWAY SUBDIVISION PHASE 2 BY DEMPSEY SURVEYING COMPANY VOL 347, PAGE 58 - CUYAHOGA COUNTY MAP RECORDS

APPROVED
 LORAIN CO
 MAP DEPT
 DATE 5/10/24
 PAGE 206
 12-00-213
 BY T. SPILLMAN
 #24-04851
 SCAN # 51182

- LEGEND:**
- ACT. = ACTUAL
 - FND. = FOUND
 - IR. PIN = IRON PIN
 - MON. = MONUMENT
 - OBS. = OBSERVED
 - PG. = PAGE
 - REC. = RECORD
 - VOL. = VOLUME

- Q.L. 6 AREAS:**
 PARCEL "A" = 8.7963 AC. TO C/L
 PARCEL "A" = 8.7407 AC. TO R/W
 PARCEL "B" = 46.8917 AC.
 PARCEL "C" = 7.0505 AC. TO C/L
 PARCEL "C" = 6.8438 AC. TO R/W
- Q.L. 7 AREAS:**
 PARCEL "A" = 19.4377 AC.
 PARCEL "B" = 102.2498 AC. TO C/L
 PARCEL "B" = 101.3374 AC. TO R/W
- Q.L. 14 AREAS:**
 PARCEL "A" = 75.7242 AC. TO C/L
 PARCEL "A" = 74.8599 AC. TO R/W
 PARCEL "B" = 9.1520 AC.
- Q.L. 15 AREAS:**
 PARCEL "A" = 51.5762 AC. TO C/L
 PARCEL "A" = 51.2176 AC. TO R/W
 PARCEL "B" = 3.7175 AC.



LOT SPLIT AND CONSOLIDATION MADE FOR AND AT THE INSTANCE OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY & 23601 ROYALTON ROAD LLC
 BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 6, 7, 14, AND 15.
 NOW IN THE TOWNSHIP OF COLUMBIA LORAIN COUNTY, OHIO

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS, THEREOF; BEARINGS ARE REFERENCED TO OBSERVATIONS MADE WITH OHIO DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK TO THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83 (2011) DATUM IN JANUARY 2023, AND ARE USED TO INDICATE ANGLES ONLY.

ALL OF WHICH IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT COMPLIES WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ADOPTED IN 4733-37 OF THE OHIO REVISED CODE.



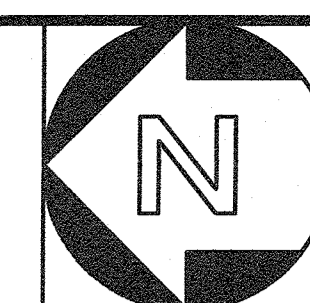
Michael A. Ackerman 3/7/2024
 MICHAEL A. ACKERMAN
 REGISTERED SURVEYOR NO. 8196

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7979 HUB PARKWAY * VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

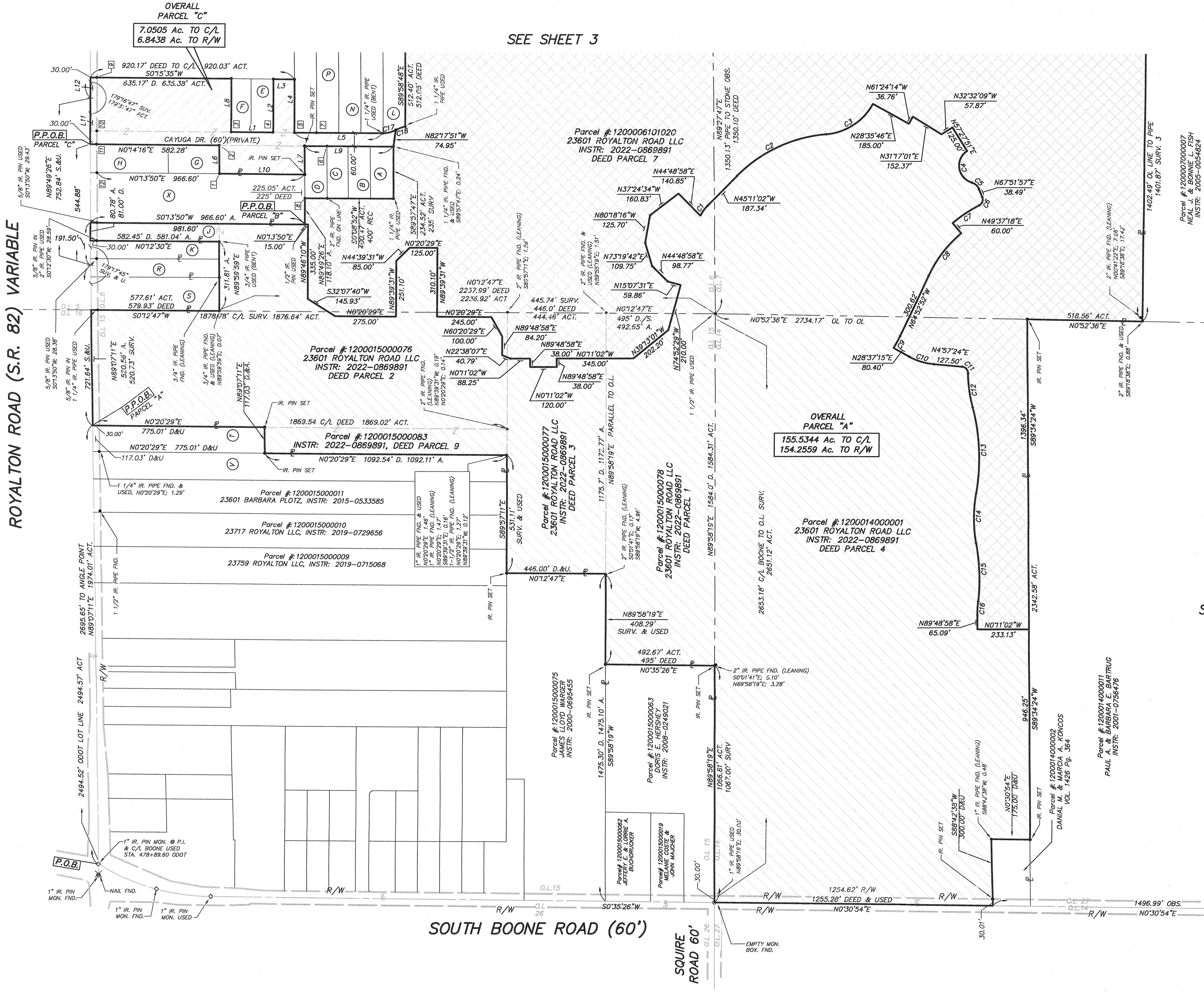
HORIZ. SCALE 1"=500'	DRN M.D.	CRD. M.A.	DATE JAN, 2024	1
GR. SCALE 1"=200'	FILE NO. 5371S-LS	ORDER NO. 5371-S		3

ROYALTON ROAD (S.R. 82) VARIABLE

SEE SHEET 3



DATE	REVISIONS	BY



LINE TABLE

LINE	LENGTH	BEARING	
L1	190.05' A.	190.00' D.	S014'16\"W
L2	239.79' A.	240.00' D.	S89'59'39\"E
L3	94.77' A.	95.00' D.	S015'35\"W
L4	239.75' A.	240.00' D.	S89'57'40\"W
L5	400.15' A.	400.00' R.	S014'16\"W
L6	128.26' A.	128.00' D.	N89'49'34\"E
L7	128.21' A.	128.00' D.	N89'49'26\"E
L8	239.86' A.	240.00' D.	N89'57'10\"W
L9	401.35' A.	400.00' R.	N014'16\"E
L10	384.32' A.	385.55' D.	N013'50\"E
L11	207.96' A.		N89'49'26\"E
L12	92.15' A.		S89'42'21\"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	180.00'	56.36'	28.41'	56.13'	N54'09'12\"W	175'6'19\"
C2	645.00'	452.84'	236.20'	443.60'	S25'04'15\"E	40'13'34\"
C3	265.00'	261.07'	142.23'	250.64'	S33'10'51\"E	56'26'46\"
C4	79.00'	181.00'	174.44'	143.93'	N81'49'43\"E	131'16'15\"
C5	50.00'	45.09'	24.21'	43.58'	N42'01'46\"E	51'40'21\"
C6	30.00'	44.39'	27.39'	40.45'	N69'44'33\"W	84'47'04\"
C7	630.00'	143.25'	71.94'	142.94'	N33'51'51\"W	13'01'42\"
C8	570.00'	243.76'	123.77'	241.91'	N52'37'47\"W	24'30'10\"
C9	505.00'	60.88'	30.48'	60.85'	N61'25'38\"W	6'54'28\"
C10	280.00'	115.65'	58.66'	114.83'	N16'47'20\"E	23'39'52\"
C11	30.00'	44.29'	27.29'	40.37'	N47'14'44\"E	84'34'41\"
C12	605.00'	155.43'	78.15'	155.00'	N82'10'29\"E	14'43'11\"
C13	880.00'	390.26'	198.39'	387.07'	N87'31'10\"E	25'24'33\"
C14	620.00'	225.25'	113.88'	224.01'	S89'48'58\"W	20'48'57\"
C15	880.00'	263.03'	132.50'	262.05'	S87'58'16\"W	17'07'32\"
C16	530.00'	62.14'	31.11'	62.10'	N86'49'30\"W	6'43'03\"
C17	123.69'	60.09'	30.65'	59.51'	S13'40'51\"E	27'50'14\"
C18	183.69'	45.04'	22.63'	44.93'	N20'34'29\"W	14'02'58\"

SEE SHEET 3

PIN CALLS

- 1 1/4\" IR. PIPE FND. & USED N89'49'34\"E; 0.09'
- 1 1/4\" IR. PIPE FND. & USED S89'49'34\"W; 0.23'
- 1\" IR. PIPE FND. & USED S89'57'10\"E; 0.20'
- 1\" IR. PIPE FND. & USED S89'59'39\"E; 0.11'
- 1 1/4\" IR. PIPE USED (BENT) S89'45'44\"E; 0.18'
- 1/2\" IR. PIN FND. S89'45'44\"E; 0.18'
- 1 1/4\" IR. PIPE FND. S89'45'44\"E; 0.11'
- 1\" IR. FORM PIN FND. & USED S0108'52\"W; 1.01'
- CAPPED IR. PIN FND. & USED S015'35\"W; 28.31' (RIETZ)
- 1\" IR. PIPE FND. & USED S014'16\"W; 29.77'
- 5/8\" IR. PIN FND. S89'45'44\"E; 0.16' S014'16\"W; 28.11'
- 1\" IR. PIPE FND. & USED S013'50\"W; 29.45'

NOTES:
1. \"IR. PIN SET\" INDICATES 5/8\" DIAMETER BY 30\" LONG REBAR WITH IDENTIFICATION \"D.G. BOHNING ASSOC.\"

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE: 1\"=200'
 DRN. CHD. DATE: M.D. M.A. JAN, 2024
 GR. SCALE: FILE NO. ORDER NO. 5371S-LS 5371-S

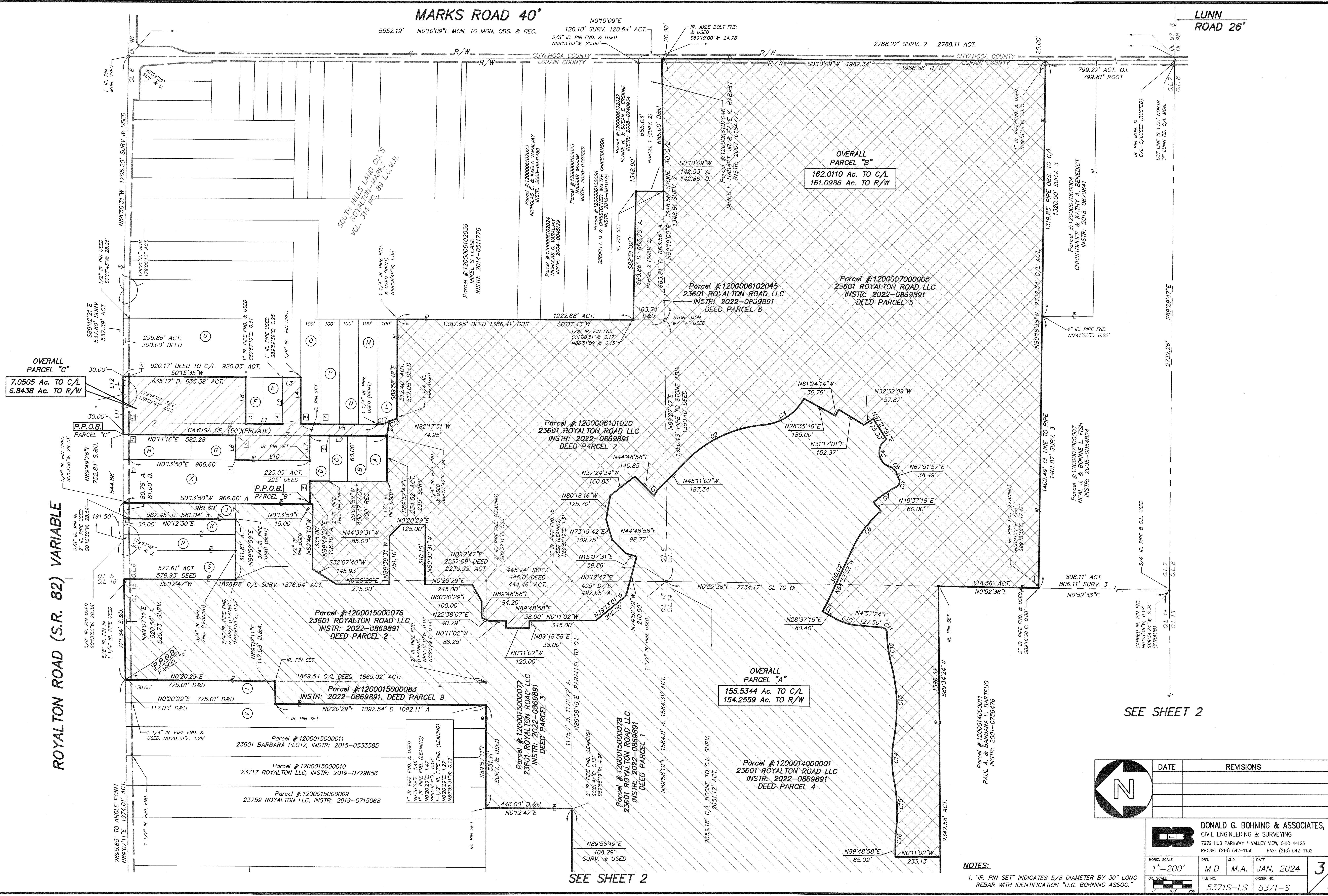
2/3

MARKS ROAD 40'

LUNN ROAD 26'

5552.19' N01°0'09"E MON. TO MON. OBS. & REC.

2788.22' SURV. 2 2788.11 ACT.



ROYALTON ROAD (S.R. 82) VARIABLE

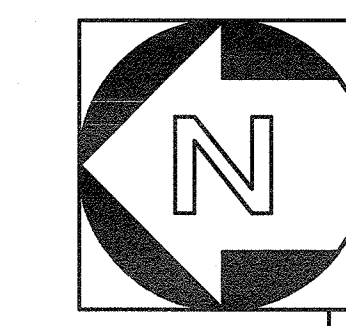
OVERALL PARCEL "C" 7.0505 Ac. TO C/L 6.8438 Ac. TO R/W

OVERALL PARCEL "B" 162.0110 Ac. TO C/L 161.0986 Ac. TO R/W

OVERALL PARCEL "A" 155.5344 Ac. TO C/L 154.2559 Ac. TO R/W

SEE SHEET 2

SEE SHEET 2



DATE	REVISIONS	BY

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