

BASIS OF BEARINGS

Bearings shown hereon are based on Ohio State Plane Coordinate System, North, NAD 1983.

GRISWOLD ROAD 60'
(A PUBLIC RIGHT-OF-WAY)

**PLAT OF LOT SPLIT
AND
CONSOLIDATION
OF
6966 AMARYLLIS DRIVE
6951 AMARYLLIS DRIVE
PARCEL NO. 0624039000070
PARCEL NO. 0624039000071
CREATING
PARCELS "A" AND "B"
TOWNSHIP OF ELYRIA, OHIO**

Situated in the Township of Elyria, County of Lorain and State of Ohio and known as being part of the Original Elyria Township Lot No. 39, West of Black River.

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split and Consolidation of the same.

Leonardo Badillo, Jr. Miriam Badillo

NOTARY

State of _____
County of _____

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ this _____ day of _____, 2024.

Notary Public

My commission expires _____

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split and Consolidation of the same.

Jerome Sen Jessica Sen

NOTARY

State of _____
County of _____

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ this _____ day of _____, 2024.

Notary Public

My commission expires _____

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Brian Siebenthal
Brian Siebenthal P.S. No. 8740 Date May 3, 2024

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS8646-PS8740"

DRAWN BY

BDK, BS

APPROVED

BS PS No. 8740



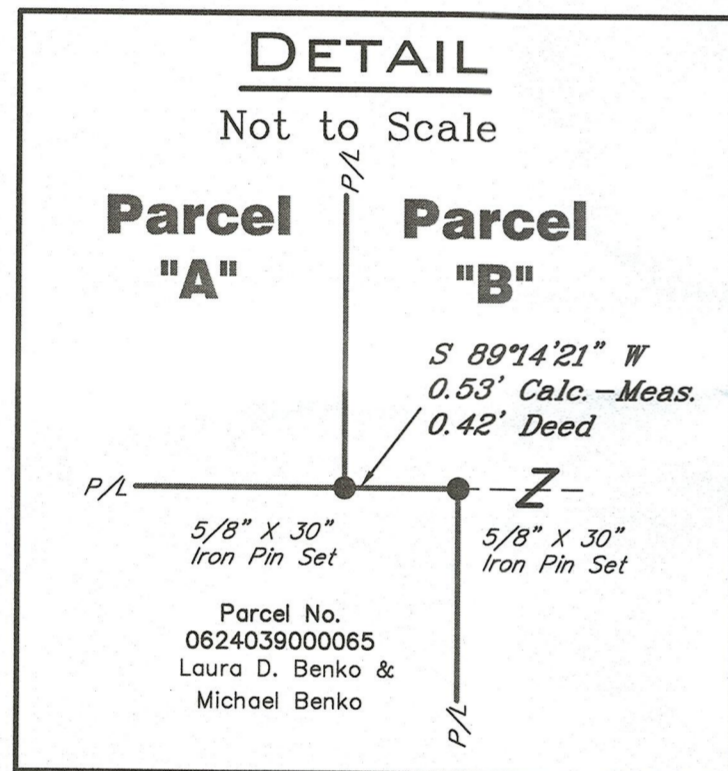
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONE-SURVEY.COM

AREA TABLE

Parcel "A" 6966 Amaryllis Drive Parcel No. 0624039000070 Leonardo Jr. Badillo & Miriam Badillo	0.9859 Acres	42,946 Sq.Ft.
Parcel "B" 6951 Amaryllis Drive Parcel No. 0624039000071 Jessica Sen & Jerome Sen	Total 1.7009 Acres	74,089 Sq.Ft.
	Within R/W 0.0413 Acres	1,800 Sq.Ft.
	Net 1.6596 Acres	72,289 Sq.Ft.

REFERENCE SURVEYS

- Survey Map of Parcel No. 6966 and 6951 Amaryllis Drive performed by David L. Elwell PS No. 6333 in March of 1993. (Lorain County Survey No. 22178)
- Manor-Jay Subdivision Volume 15, Page 31 of Lorain County Records
- Map of Survey of 42245 Griswold Road as surveyed by Robert A. Dorner PS 6943 in December 2010. (Lorain County Survey No. 46119)



Parcel No. 0624039000014
Robin J. Metera
Sharon Metera
05-18-1983
Volume 1320, Page 165

Parcel "A"

Parcel No. 0624039000070
Leonardo Badillo Jr.
Miriam Badillo
07-07-2022
File No. 2022-0882221

Parcel No. 0624039000065
Laura D. Benko
Michael Benko
05-04-2023
File No. 2023-0914726

Parcel No. 0624039000018
Daniel Fink & Cathern Fink
05-22-2020
File No. 2020-0761530

Parcel No. 0624039000017
Eve M. Dowdell
AKA Eva M. Dowdell Trustee
09-18-2020
File No. 2020-0779445

Parcel No. 0624039000016
Norma E. Clifton
05-30-2014
File No. 2014-0506636

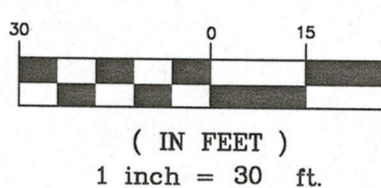
Parcel No. 0624039000055
Donald K. James
11-08-2013
File No. 2013-0485663

Parcel No. 0624039000020
John E. Blaz
06-24-2009
File No. 2009-0300625

Parcel No. 0624039000073
Wisen LLC
05-03-2023
File No. 2023-0914556

Parcel No. 0624039000072
James A. Pelouquin
Sandra B. Pelouquin
08-18-1997
File No. 1997-0484450

GRAPHIC SCALE



51234
APPROVED
LORAIN CO
MAP DEPT
DATE 7/24/24
PAGE 06-24
BY A. Corden
#24-04995



Parcel No. 0624045106002
Parcel No. 0624039000001

S/L 19

S/L 18

Manor-Jay Subdivision
Volume 15,
Page 31
Lorain County Records

S/L 17

LEGEND

- = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- = Spike Set on P/L
- ⊙ = Drill Hole Set / Found
- ⊕ = Mag Nail Set / Found
- ⊖ = Centerline
- P/L = Property Line

6966 & 6951 AMARYLLIS DRIVE