

**BOUNDARY CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.



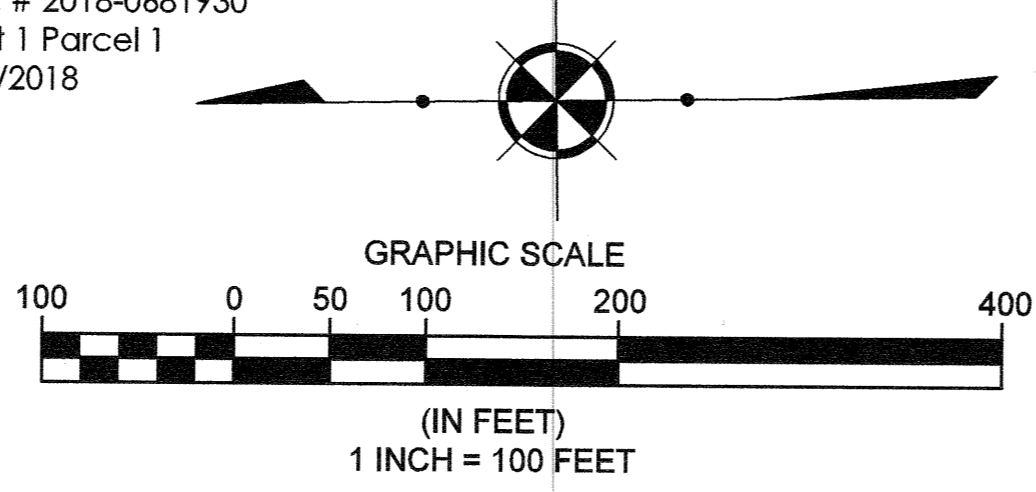
*Michael P. Spellacy*  
MICHAEL P. SPELLACY P.S. #8169 10/18/2024

**PLAT OF LOT SPLIT AND CONSOLIDATION**

SITUATED IN THE CITY OF ELYRIA  
COUNTY OF LORAIN, AND STATE OF OHIO:  
KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP  
LOTS 21, 22, 23 AND 24 - WEST OF RIVER TRACT  
OCTOBER, 2024 SCALE: 1 INCH = 100 FEET

LINE	LENGTH	DIRECTION
L15	0.94'	S0°20'19"W
L16	59.28'	S89°39'41"E
L17	5.53'	S0°20'19"W
L18	59.28'	S89°39'41"E
L19	10.60'	S0°20'19"W
L20	59.28'	S89°39'41"E
L21	15.91'	S0°20'19"W
L22	59.28'	S89°39'41"E
L23	132.12'	S0°20'19"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	120.52'	414.50'	16°39'36"	120.10'	S77°46'57"E	60.69'
C2	81.48'	414.50'	11°15'44"	81.34'	S63°49'17"E	40.87'
C3	202.00'	414.50'	27°55'20"	200.01'	S72°09'05"E	103.05'
C4	429.05'	350.59'	70°07'08"	402.78'	S89°52'48"W	246.03'
C5	109.64'	220.00'	28°33'15"	108.51'	S35°16'04"E	55.98'
C6	235.48'	264.39'	51°01'51"	227.77'	N24°01'46"W	126.19'



**BASIS OF BEARINGS**  
BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

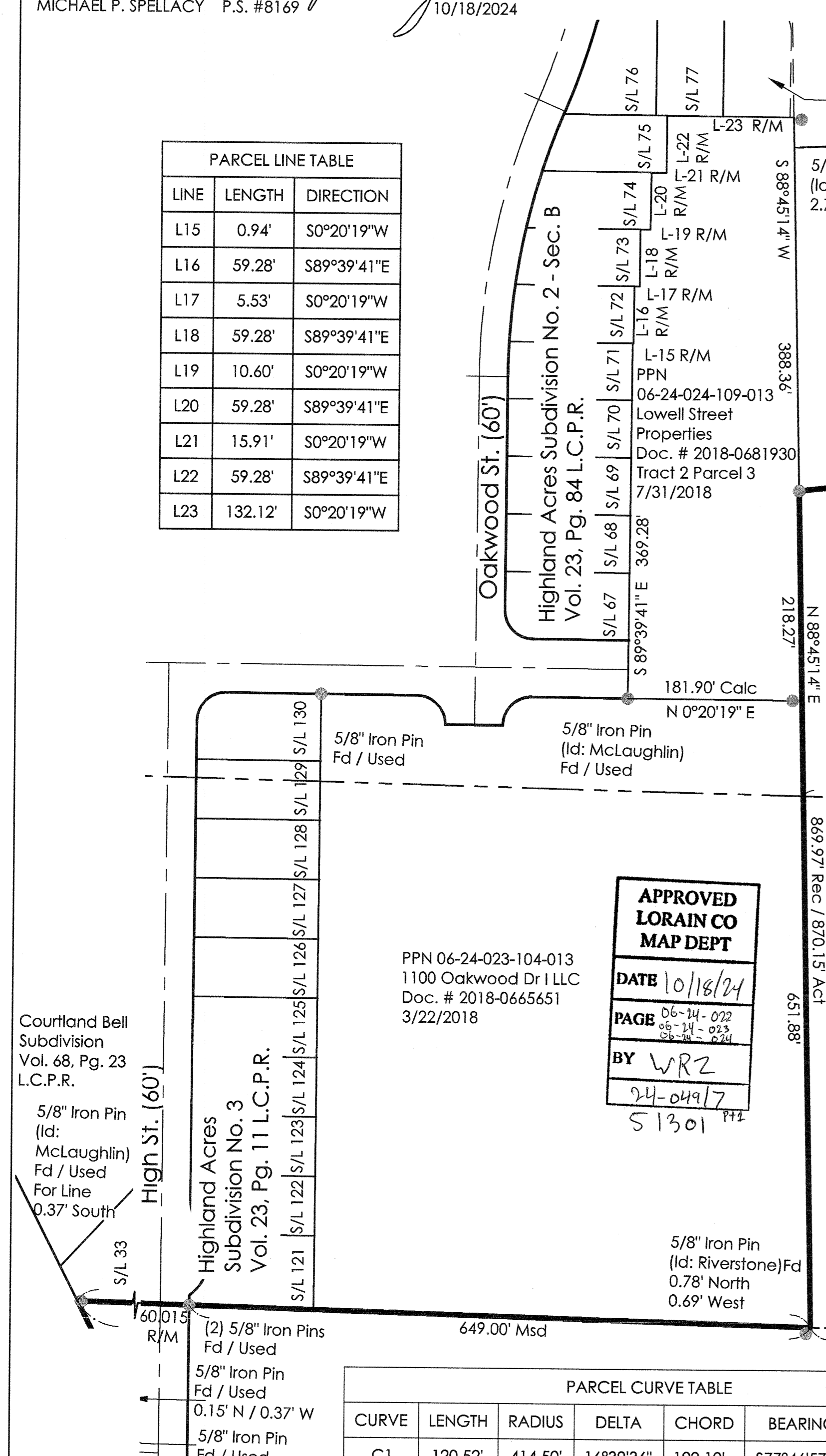
ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388".

**SURVEY REFERENCES USED:**  
ALTA / NSPL LAND TITLE SURVEY FOR 1301 LOWELL STREET PREPARED BY MCSTEEN LAND SURVEYORS 8/28/2018

PROPERTY SURVEY FOR 3M LORAIN COUNTY PREPARED BY DOUGLASS MCLAUGHLIN AND ASSOCIATES 12/28/2011

DEEDS FOR SURVEYED PROPERTIES AND ADJACENT PARCELS AS SHOWN

- Boundary Survey Legend**
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - IRON PIN FOUND AS NOTED
  - IRON PIPE FOUND AS NOTED
  - ⊗ MONUMENT BOX FOUND AS NOTED
  - ⊙ STONE FOUND
  - ▲ SURVEY MARKER NAIL FOUND



**APPROVED LORAIN CO MAP DEPT**  
DATE: 10/18/24  
PAGE: 06-24-022  
BY: WRZ  
24-04917  
S 1301

**PARCEL A**  
8.1658 ACRES (O.L. 24)  
47.1701 ACRES (O.L. 23)  
26.6884 ACRES (O.L. 22)  
82.0244 ACRES TOTAL (Less Dedicated ROW)

**PARCEL B**  
9.0789 ACRES (O.L. 23)  
14.0116 ACRES (O.L. 24)  
23.0905 ACRES TOTAL

**SURVEY FOR LOWELL STREET PROPERTIES**

CITY OF ELYRIA - LORAIN COUNTY - OHIO

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**MAP OF LANDS FOR LOT SPLIT AND CONSOLIDATION**

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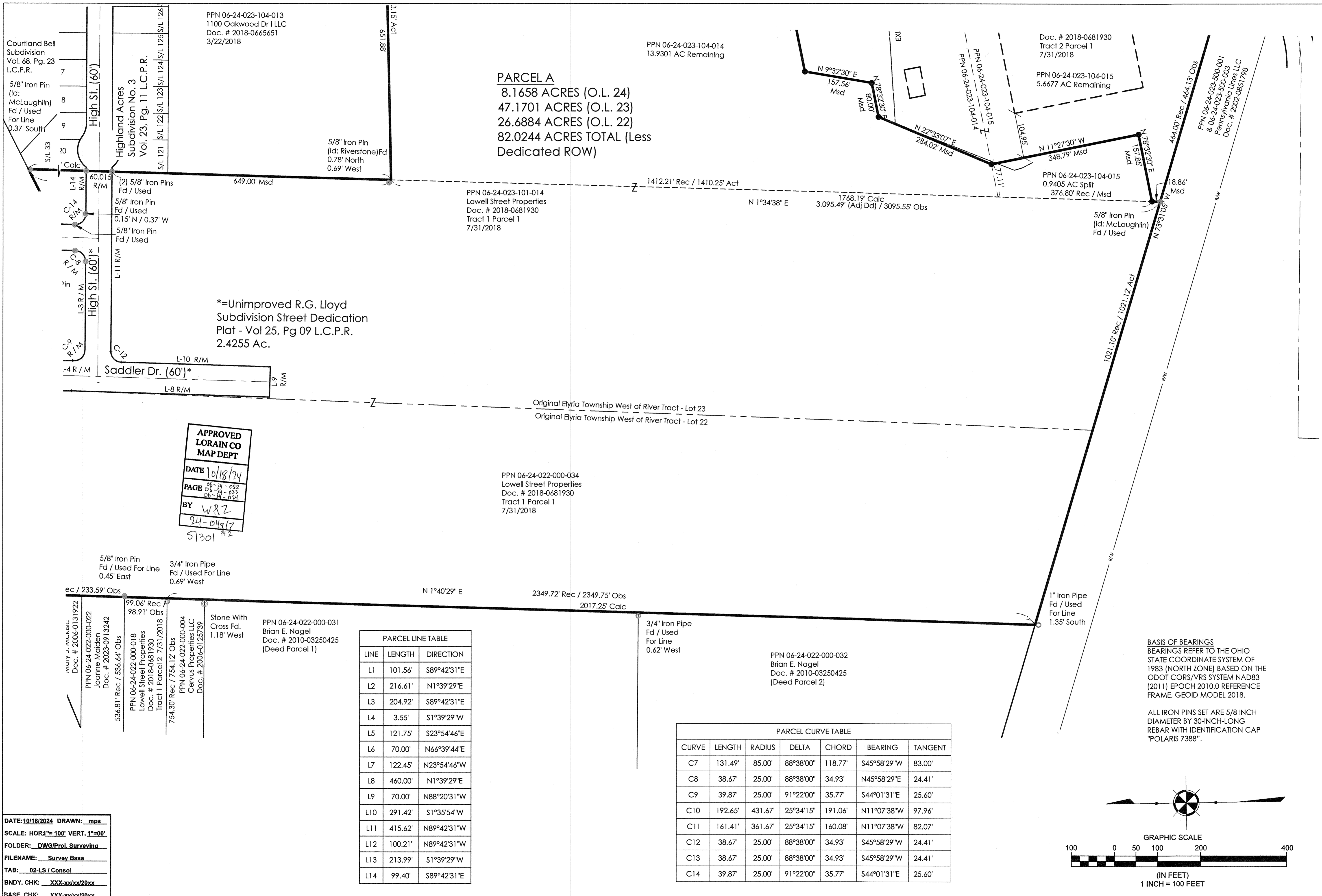
**CONTRACT No. 19225**

SHEET 1	OF 3
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**polaris**  
Engineering & Surveying

POLARIS ENGINEERING & SURVEYING, INC.  
34690 CLARION ROAD - SUITE D  
WILLOUGHBY, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com



**PARCEL A**  
 8.1658 ACRES (O.L. 24)  
 47.1701 ACRES (O.L. 23)  
 26.6884 ACRES (O.L. 22)  
 82.0244 ACRES TOTAL (Less Dedicated ROW)

PPN 06-24-023-104-013  
 1100 Oakwood Dr I LLC  
 Doc. # 2018-0665651  
 3/22/2018

PPN 06-24-023-104-014  
 13.9301 AC Remaining

Doc. # 2018-0681930  
 Tract 2 Parcel 1  
 7/31/2018

PPN 06-24-023-104-015  
 5.6677 AC Remaining

PPN 06-24-023-500-001  
 & 06-24-023-500-003  
 Pennsy/Mvania Lines LLC  
 Doc. # 2002-0851798

PPN 06-24-023-101-014  
 Lowell Street Properties  
 Doc. # 2018-0681930  
 Tract 1 Parcel 1  
 7/31/2018

PPN 06-24-023-104-015  
 0.9405 AC Split  
 376.80' Rec / Msd

\*=Unimproved R.G. Lloyd  
 Subdivision Street Dedication  
 Plat - Vol 25, Pg 09 L.C.P.R.  
 2.4255 Ac.

PPN 06-24-022-000-034  
 Lowell Street Properties  
 Doc. # 2018-0681930  
 Tract 1 Parcel 1  
 7/31/2018

PPN 06-24-022-000-032  
 Brian E. Nagel  
 Doc. # 2010-03250425  
 (Deed Parcel 2)

PPN 06-24-022-000-031  
 Brian E. Nagel  
 Doc. # 2010-03250425  
 (Deed Parcel 1)

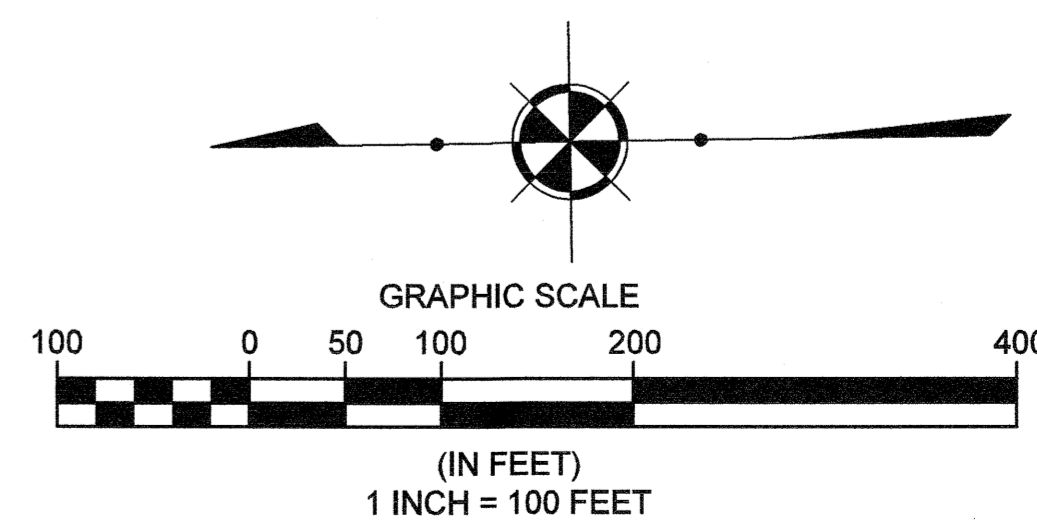
**APPROVED**  
**LORAIN CO**  
**MAP DEPT**  
 DATE 10/18/24  
 PAGE 06-24-022-000-022  
 06-24-023-000-003  
 BY WRZ  
 24-04917  
 51301 #2

LINE	LENGTH	DIRECTION
L1	101.56'	S89°42'31"E
L2	216.61'	N1°39'29"E
L3	204.92'	S89°42'31"E
L4	3.55'	S1°39'29"W
L5	121.75'	S23°54'46"E
L6	70.00'	N66°39'44"E
L7	122.45'	N23°54'46"W
L8	460.00'	N1°39'29"E
L9	70.00'	N88°20'31"W
L10	291.42'	S1°35'54"W
L11	415.62'	N89°42'31"W
L12	100.21'	N89°42'31"W
L13	213.99'	S1°39'29"W
L14	99.40'	S89°42'31"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C7	131.49'	85.00'	88°38'00"	118.77'	S45°58'29"W	83.00'
C8	38.67'	25.00'	88°38'00"	34.93'	N45°58'29"E	24.41'
C9	39.87'	25.00'	91°22'00"	35.77'	S44°01'31"E	25.60'
C10	192.65'	431.67'	25°34'15"	191.06'	N11°07'38"W	97.96'
C11	161.41'	361.67'	25°34'15"	160.08'	N11°07'38"W	82.07'
C12	38.67'	25.00'	88°38'00"	34.93'	S45°58'29"W	24.41'
C13	38.67'	25.00'	88°38'00"	34.93'	S45°58'29"W	24.41'
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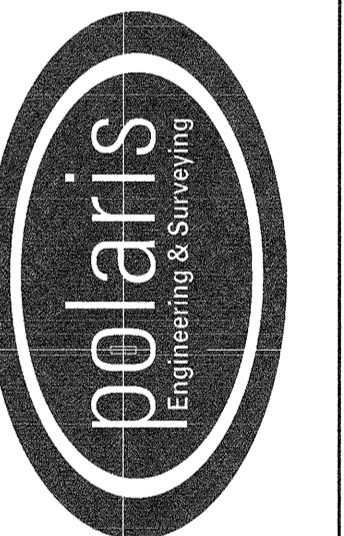
ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388".



DATE: 10/18/2024 DRAWN: mps  
 SCALE: HOR: 1"=100' VERT: 1"=60'  
 FOLDER: DWG/Proj. Surveying  
 FILENAME: Survey Base  
 TAB: 02-LS / Consol  
 BNDY. CHK: XXX-xx/xx/20xx  
 BASE. CHK: XXX-xx/xx/20xx

**SURVEY FOR**  
**LOWELL STREET PROPERTIES**  
 CITY OF ELYRIA - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.  
 34600 CHARLON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (fax)  
 www.polaris-es.com



**MAP OF LANDS FOR**  
**LOT SPLIT AND CONSOLIDATION**

CONTRACT No.	
19225	
SHEET	OF
2	3

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C7	131.49'	85.00'	88°38'00"	118.77'	S45°58'29"W	83.00'
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APPROVED  
LORAIN CO  
MAP DEPT

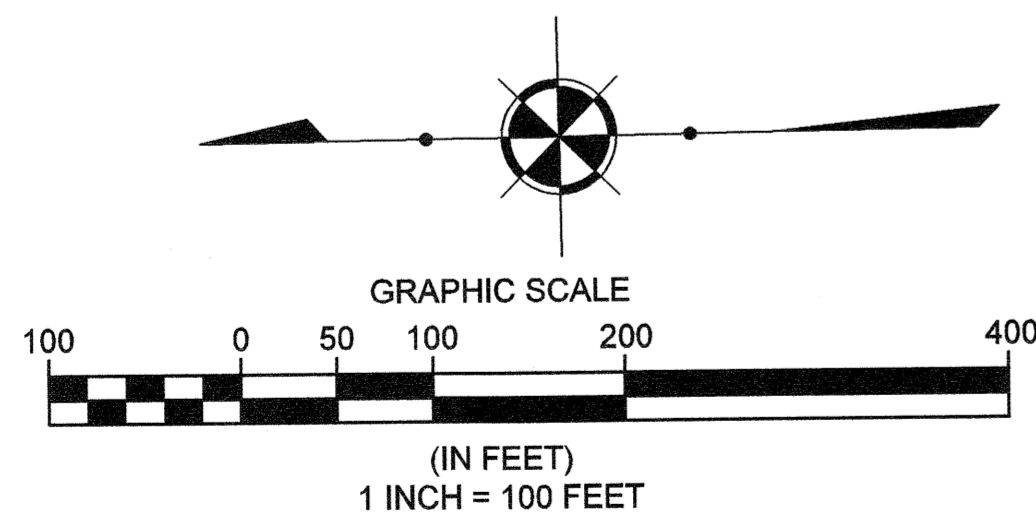
DATE 10/18/24

PAGE 06-24-032  
06-24-033  
06-24-034

BY WRZ

24-04717

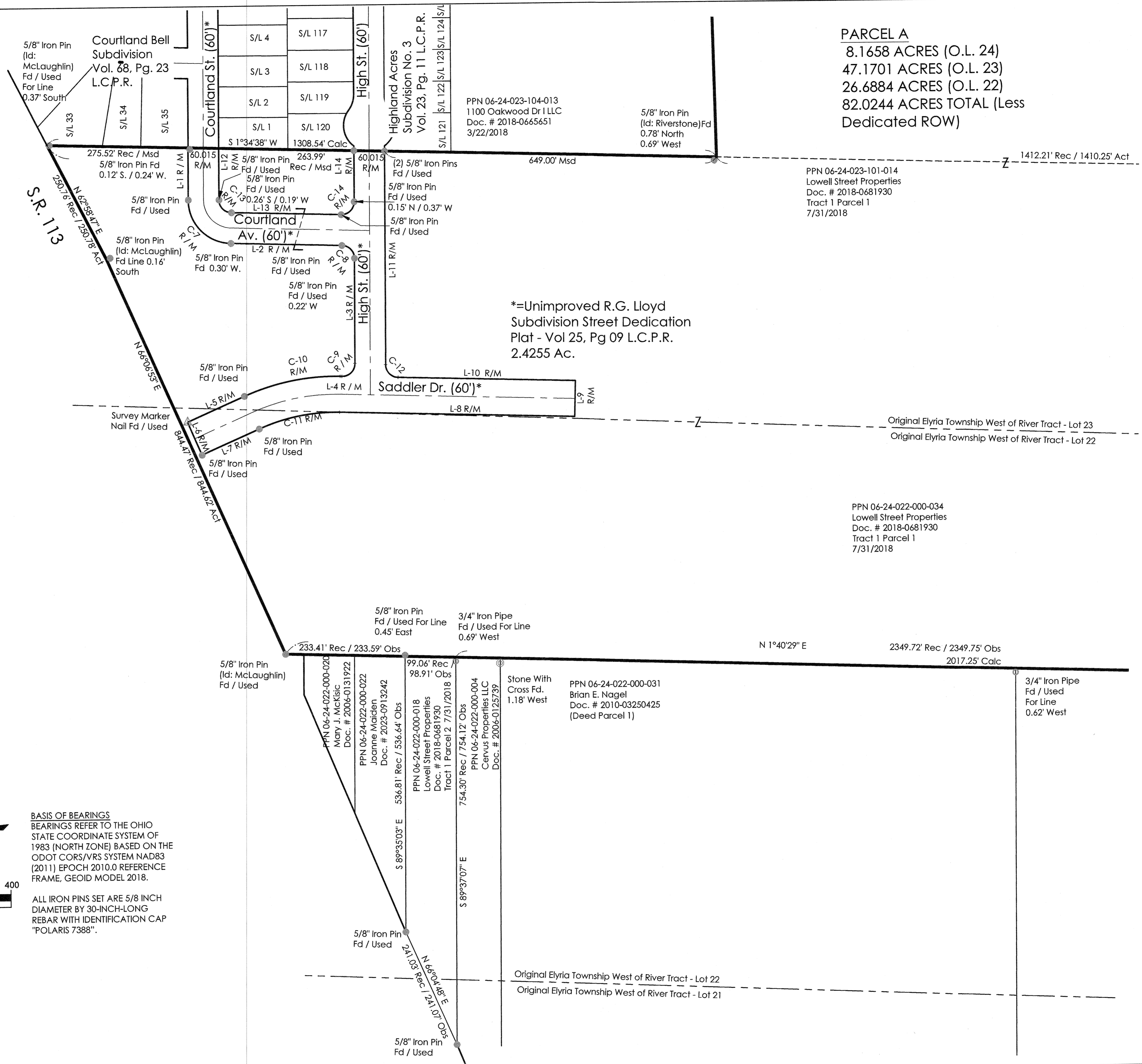
5/301 PR3



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1983 (NORTH ZONE) BASED ON THE  
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FOLDER: DWG/Proj\_Survey/Ina  
FILENAME: Survey Base  
TAB: 03-LS / Consol  
BNDRY\_CHK: XXX-xx/xx/20xx  
BASE\_CHK: XXX-xx/xx/20xx



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47.1701 ACRES (O.L. 23)  
26.6884 ACRES (O.L. 22)  
82.0244 ACRES TOTAL (Less  
Dedicated ROW)

PPN 06-24-023-101-014  
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Doc. # 2018-0681930  
Tract 1 Parcel 1  
7/31/2018

\*=Unimproved R.G. Lloyd  
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7/31/2018

PPN 06-24-022-000-031  
Brian E. Nagel  
Doc. # 2010-03250425  
(Deed Parcel 1)

**SURVEY FOR**  
**LOWELL STREET PROPERTIES**  
CITY OF ELYRIA - LORAIN COUNTY - OHIO

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**MAP OF LANDS FOR**  
**LOT SPLIT AND CONSOLIDATION**

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CONTRACT No.  
**19225**

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SHEET	OF
<b>3</b>	<b>3</b>

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