

Scale: 1" = 30'  
Date: January, 2025

# MAP OF SURVEY PREPARED FOR MATOTEK

Situated in the City of Lorain, County of Lorain and State of Ohio;  
of part of Original Sheffield Township Lot No. 113

Parcel No. 0201003270026  
Whittle Town LLC  
Instrument No. 2022-0862567

BLACK RIVER TOWNSHIP

Lot No. 3, Tract No. 1

WESTERLY LINE  
SHEFFIELD TOWNSHIP

Lot No. 113, Tract No. 1

3/4" Pipe  
fnd & used  
N 00°00'00" W  
60.00' rec & used

3/4" Pipe  
0.20' S

Total Area  
19861.6 Sq. Feet  
0.4560 Acres

Parcel No. 0300113102051  
Sally A. Krum  
Instrument No. 2016-0610598

Parcel No. 0300113102049  
Thomas M. Matotek  
John E. Matotek  
Instrument No. 2024-0035370

Parcel No. 0300113102066  
Judith L. Neuhoff  
Instrument No. 2020-0762903

N 89°11'00" E  
331.05' rec & used

S 89°11'00" W  
331.08' rec & used

Conc Drive  
DHS in Conc Drive  
40.00'

Conc Drive  
DHS in Conc Drive  
40.00'

RW

60.00' rec & used

RW

Parcel No. 0300113102048  
Lorain County  
Commissioners  
Volume 1297, Page 358

60.00' rec & used  
900.00' rec 899.90' obs

N 00°02'00" W  
(Basis of Bearings)

SOUTH BROADWAY AVENUE 80'

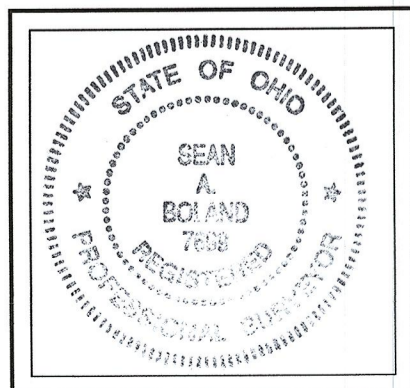
211.25' calc & used

899.09' calc & used

1" IPMF  
& used

Empty  
Mon. Box fnd  
1.00' N.

51367  
APPROVED  
LORAIN CO  
MAP DEPT  
DATE 1/13/25  
PAGE 03-00-113  
BY ACurden  
#25-05442-C



### Certification

This Plat was prepared from a field survey, analysis of Recorded Plats, Recorded Deeds and Lorain County Records. Bearings are to assumed meridian and are used 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.

*Sean A. Boland*  
Sean A. Boland, P.S.  
Registered Ohio Professional  
Surveyor #7699

### Legend

- IPCS = Iron Pin Capped Set
- IPCF = Iron Pin Capped Found
- IPF = Iron Pin Found
- IPMF = Iron Pin Monument Found
- ⊗ DHS = Drill Hole Set
- IPS = 5/8" Iron Pin Set

### Survey Reference

Magdalene Logar Lot Split Map  
Survey Ref. No. 35005  
L.C.R.

Haywood Boundary Survey  
Survey Ref. No. 47122  
L.C.R.

5173 South Broadway Boundary Survey  
Survey Ref. No. 50252  
L.C.R.

Deeds as Listed

COOPER FOSTER 66'