LOT SPLIT & CONSOLIDATION PLAT
FOR
ESCHTRUTH INVESTMENT CO. LLC.
SITUATED IN CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 81.

CERTIFICATION

THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 DATUM AND INTENDED TO DENOTE ANGLES ONLY. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT.

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.

CHRISTOPHER L. COURTNEY
OHIO REGISTERED SURVEYOR #7702

DATE: 02.12.2025

STATE OF OHIO — CHRISTOPHER L. COURTNEY S-7702 — REGISTERED PROFESSIONAL SURVEYOR

ACCEPTANCE

I, THOMAS G. ESCHTRUTH, AS MEMBER OF ESCHTRUTH INVESTMENT CO., LLC, the owner of the lands embraced within this LOT SPLIT & CONSOLIDATION PLAT, hereby acknowledges this plat to be its free act and deed, and does hereby approve and accept this lot split and consolidation as shown herein.

ESCHTRUTH INVESTMENT CO., LLC,
an Ohio Limited Liability Company

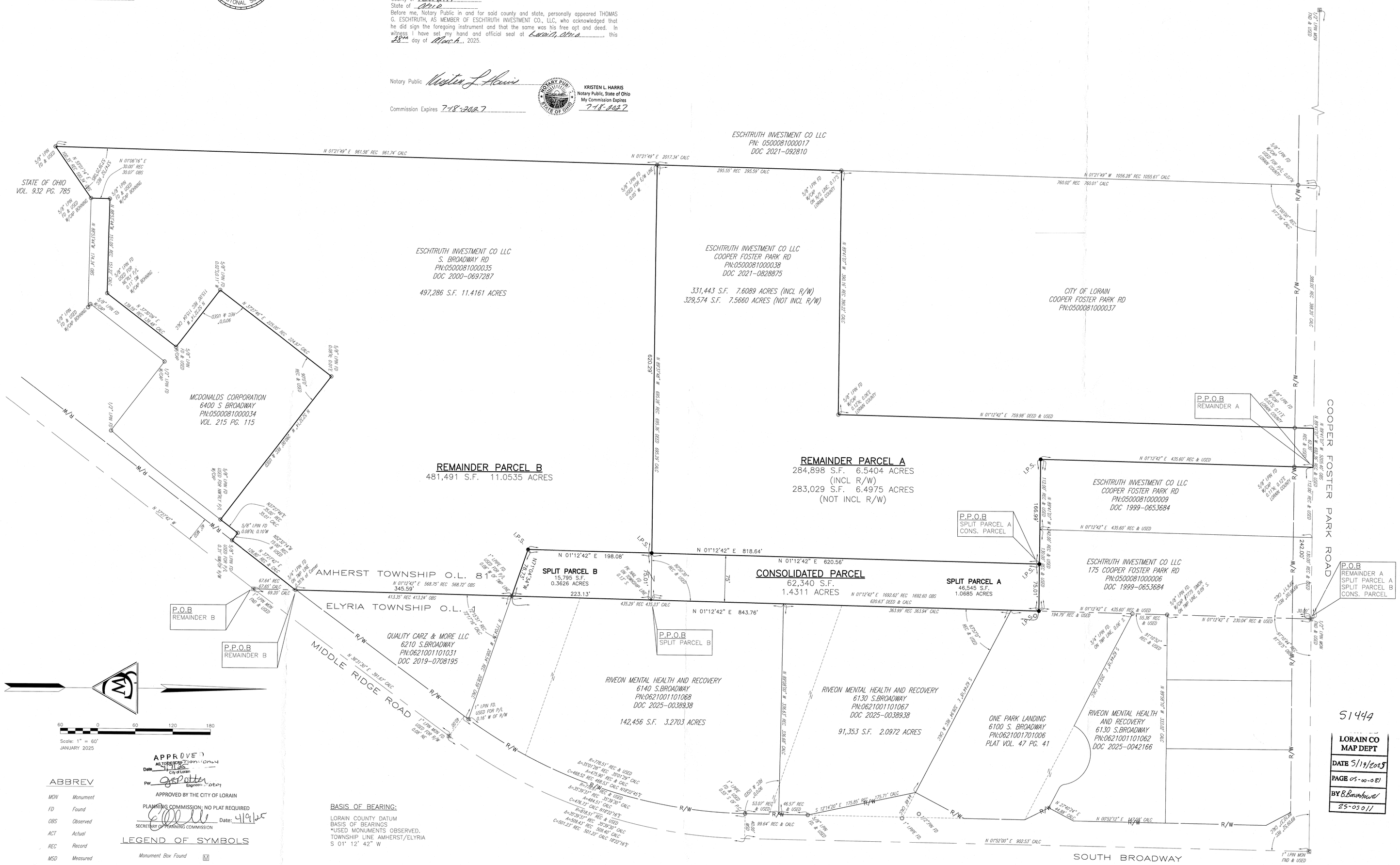
BY: Thomas G. Eschtruth
THOMAS G. ESCHTRUTH, MEMBER

County of Lorain
State of Ohio
Before me, Notary Public in and for said county and state, personally appeared THOMAS G. ESCHTRUTH, AS MEMBER OF ESCHTRUTH INVESTMENT CO., LLC, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed. In witness I have set my hand and official seal at Lorain, Ohio, this 28th day of March, 2025.

Notary Public Kristen L. Harris

Commission Expires 7-18-2027

NOTARY PUBLIC STATE OF OHIO — KRISTEN L. HARRIS, Notary Public, State of Ohio, My Commission Expires 7-18-2027



APPROVED
ALL DEPARTMENTS
Date 4-18-25
City of Lorain
Per Engineering Dept

APPROVED BY THE CITY OF LORAIN
PLANNING COMMISSION; NO PLAT REQUIRED
SECRETARY OF PLANNING COMMISSION Date: 4/19/25

ABBREV

MON	Monument
FD	Found
OBS	Observed
ACT	Actual
REC	Record
MSD	Measured
CALC	Calculated
IPIN	Iron Pin
IPP	Iron Pipe
PPN	Permanent Parcel No.
DH	Drill Hole

LEGEND OF SYMBOLS

Monument Box Found	M
IPin Found	O
Stone Found	⊡
Drill Hole Found	X
ALL IRON PINS SET ARE 5/8" REBAR WITH PLASTIC CAP. I.D. (C.W. COURTNEY 7702)	●

BASIS OF BEARING:

LORAIN COUNTY DATUM
BASIS OF BEARINGS
*USED MONUMENTS OBSERVED.
TOWNSHIP LINE AMHERST/ELYRIA
S 01° 12' 42" W

REFERENCES USED:

- PLAT OF SURVEY, SURVEY FILE 00360-A
- MARTIN'S RUN STORM RETENTION LOT SPLIT, SURVEY FILE 50305
- PLAT OF BOUNDARY SURVEY, SURVEY FILE 03541
- PLAT OF SURVEY FOR NADINE CHESNICK
- PARCEL SPLIT MAP, SURVEY FILE 50703
- LORAIN COUNTY TAX MAP RECORDS
- LORAIN COUNTY DEEDS OF RECORD

51444

LORAIN CO MAP DEPT
DATE 5/19/2025
PAGE 05-00-081
BY B.Bauchspeed
25-05011

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Job No. 1985-1