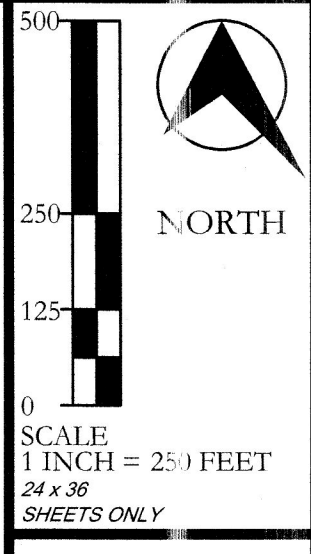


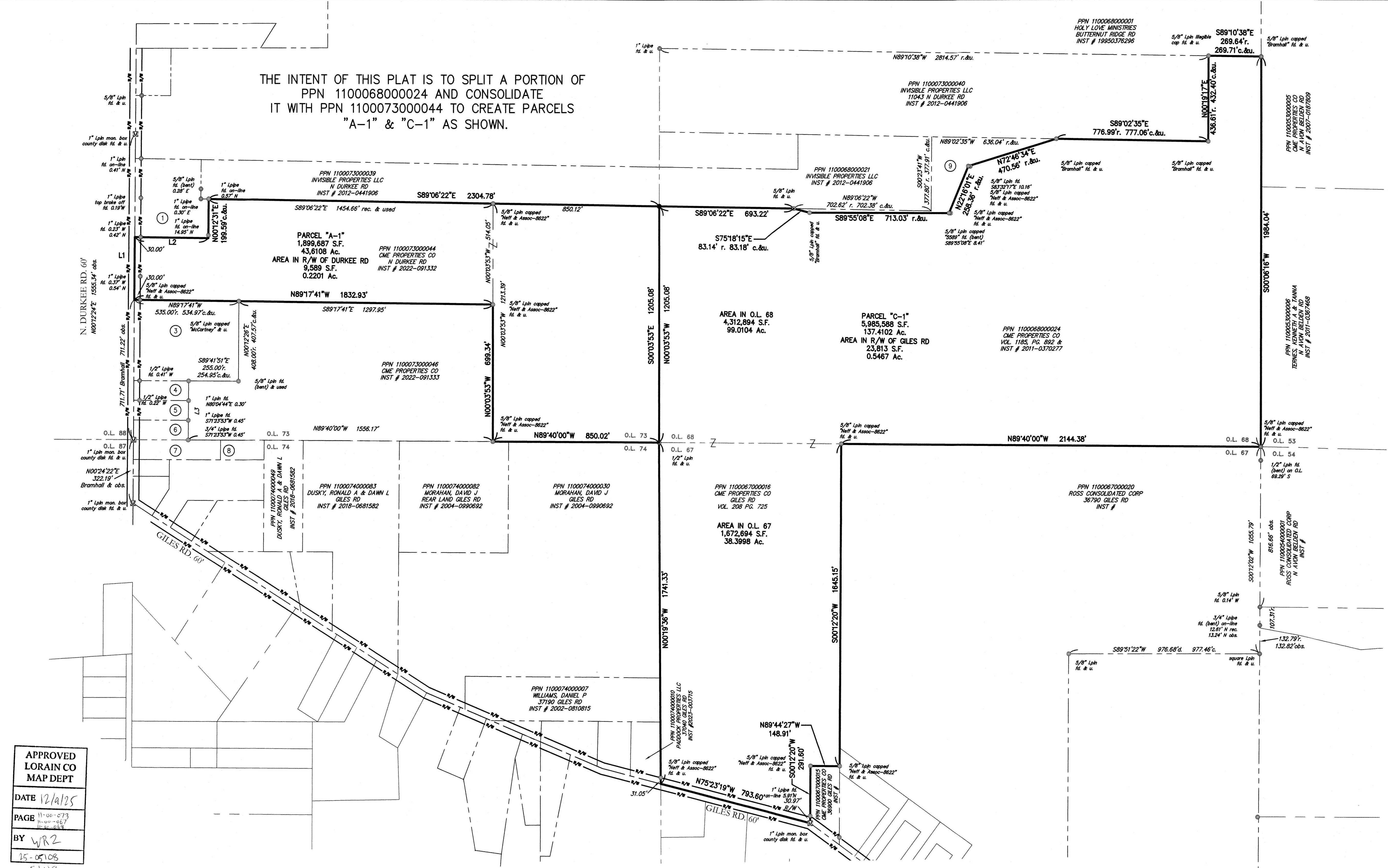


CME PROPERTIES COMPANY - DURKEE ROAD
MAP OF LOT SPLIT & CONSOLIDATION
TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO



SHEET NO.
1 OF 1

THE INTENT OF THIS PLAT IS TO SPLIT A PORTION OF
PPN 1100068000024 AND CONSOLIDATE
IT WITH PPN 1100073000044 TO CREATE PARCELS
"A-1" & "C-1" AS SHOWN.



APPROVED
LORAIN CO
MAP DEPT

DATE 12/18/25

PAGE 11-00-073
11-00-067
11-00-068

BY WR2

15-05108

61618

PARCEL OWNER TABLE			
①	PPN 1100073000031 INVISIBLE PROPERTIES LLC 11145 N DURKEE RD INST # 2012-041906	⑥	PPN 1100073000011 JAMES, BOBBY RAY & WANDA V 11243 N DURKEE RD VOL. 1349 PG. 218
②	PPN 1100073000032 CME PROPERTIES CO N DURKEE RD INST # 2006-0181471 12/15/2006	⑦	PPN 1100074000094 ELLAM, SAMANTHA 11265 N DURKEE RD INST # 2013-0463666
③	PPN 1100073000036 CROMLING WILLIAM E & CHRISTINE M 11225 N DURKEE RD VOL. 1218 PG. 773	⑧	PPN 1100074000095 ELLAM, SAMANTHA 11265 N DURKEE RD INST # 2013-0463666
④	PPN 1100073000009 F J PROPERTIES LLC 11235 N DURKEE RD INST # 2013-0469023	⑨	PPN 1100068000022 INVISIBLE PROPERTIES LLC INST # 2012-0441906
⑤	PPN 1100073000010 TOWNE, GARY 11241 N DURKEE RD INST # 2018-0699159		

LINE TABLE

- L1 - N00°12'24"E 319.64' r.&u.
L2 - S89°13'47"E 375.88' c.&u.
L3 - N00°12'24"E 300.00' r.
300.04' c.&u.

PERTINENT DOCUMENTS:

- PLATS:
MAP OF PARCEL SPLIT BY MCCARTNEY & ASSOCIATES
MAP ON FILE #24367
- PLAT OF SURVEY BY CHARLES ROLLING
MAP ON FILE #25423
- PROPERTY SURVEY PLAT
MAP ON FILE #37236
- ALTA/ACSM LAND TITLE SURVEY BY BRAMHALL ENGINEERING & SURVEYING
MAP ON FILE #46123
- PLAT OF SURVEY FOR JAMES E. & JEAN V. COBB
MAP ON FILE #38730
- MAP OF SURVEY AND PROPOSED PARCEL SPLIT
MAP ON FILE #38019



NOTE:

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE RESEARCH REPORT.

SURVEY CERTIFICATION

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME.

DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY NAD 83 (2011) OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401) BY GPS OBSERVATIONS AND THE BEARINGS SHOWN HEREON ARE USED TO DENOTE ANGLES ONLY.

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, ALL TO BE CORRECT.

DATE OF FIELD WORK: JANUARY 13, 2022.

Terrence E. Worzech
TERRENCE E. WORZEC
REGISTERED SURVEYOR NO. 8318-OHIO

11/18/25
DATE

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL LOT NOS. 67, 68 & 73

LEGEND:

- ⊙ Iron Pin or Pipe found as described
⊞ Monument box and pin found as described
⊙ 5/8" X 30" Iron Pin W/Cap marked
Neff & Assoc. (Set)

ABBREVIATIONS

- r. rec. record
fd. found
d. deed
u. used
calc. calculated
obs. observed
mon. monument
Vol. Volume
Pg. Page
A.F.N. Automatic Filing No.
L.C.M.R. Lorain Co. Map Record
L.C.D.R. Lorain Co. Deed Record
P.P.N. Permanent Parcel No.
O.L. Original Lot

	01-18-22	Submit for Lorain County Planning	
REV NO	DATE	DESCRIPTION	
DWG NAME	DRAWN BY	CHK'D BY	JOB NO
14663D-LS	TEW	MK	14663D