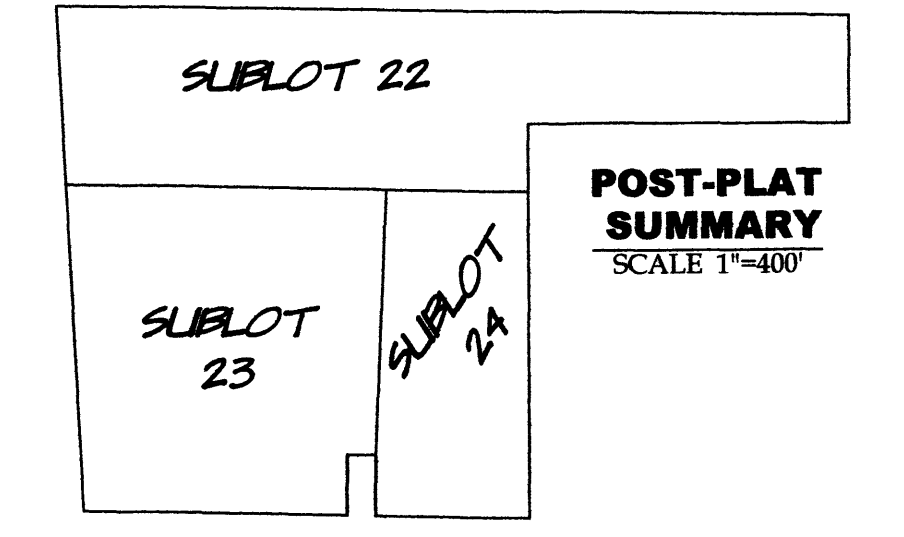
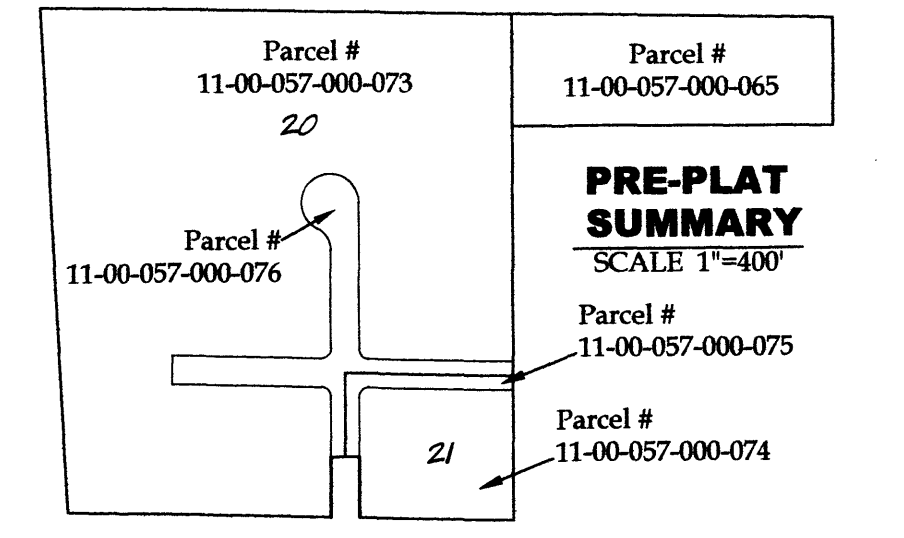
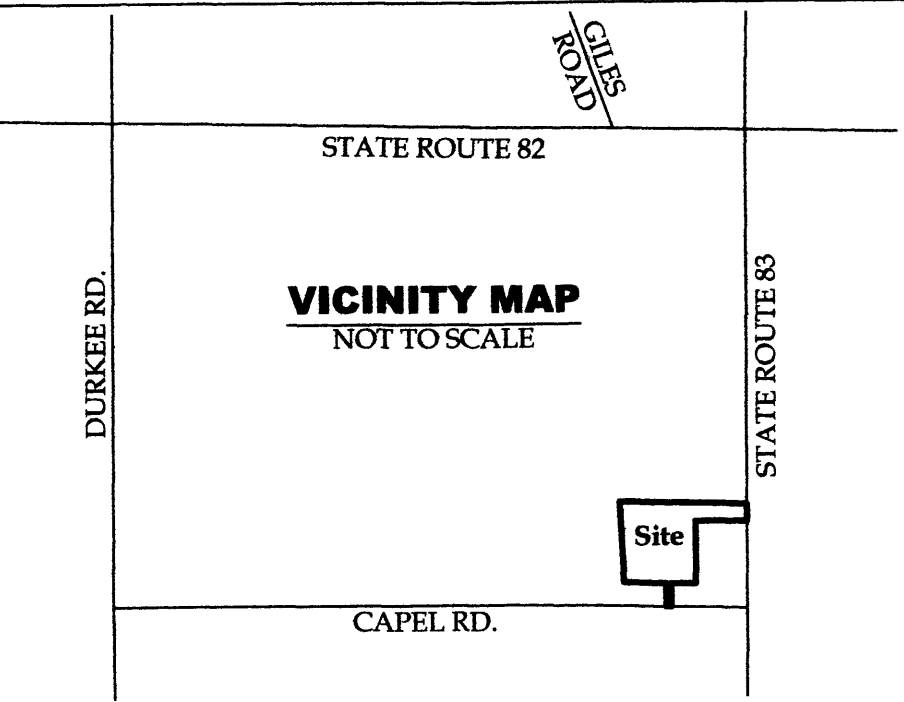


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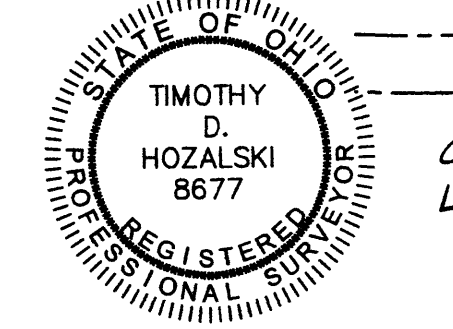
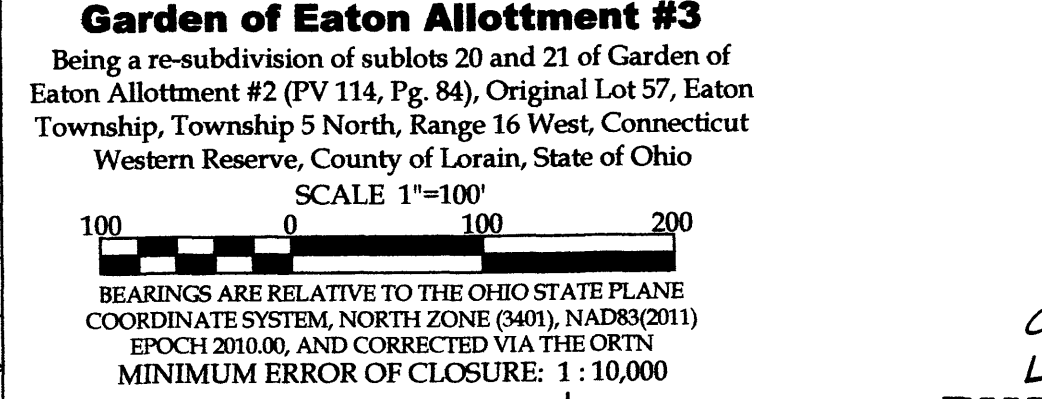
NOTES
- All iron pins set are 5/8" x 30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING", set 5" above ground in areas where future discovery may be difficult, unless otherwise noted. All others set flush with ground, unless otherwise noted.
- All drillholes set are 5/8" in diameter.

LEGEND
SET FOUND DESCRIPTION
IRON PIN/ROD SURVEY NAIL
MAG SPIKE
DRILL HOLE
RAILROAD SPIKE
MONUMENT BOX
CONCRETE MONUMENT
IRON PIPE
STONE
WOOD POST
CENTERLINE
RIGHT-OF-WAY
ORIGINAL LOT LINE
EXISTING SUBLOT LINE
RELIC FENCELINE
20' DRAINAGE EASEMENT

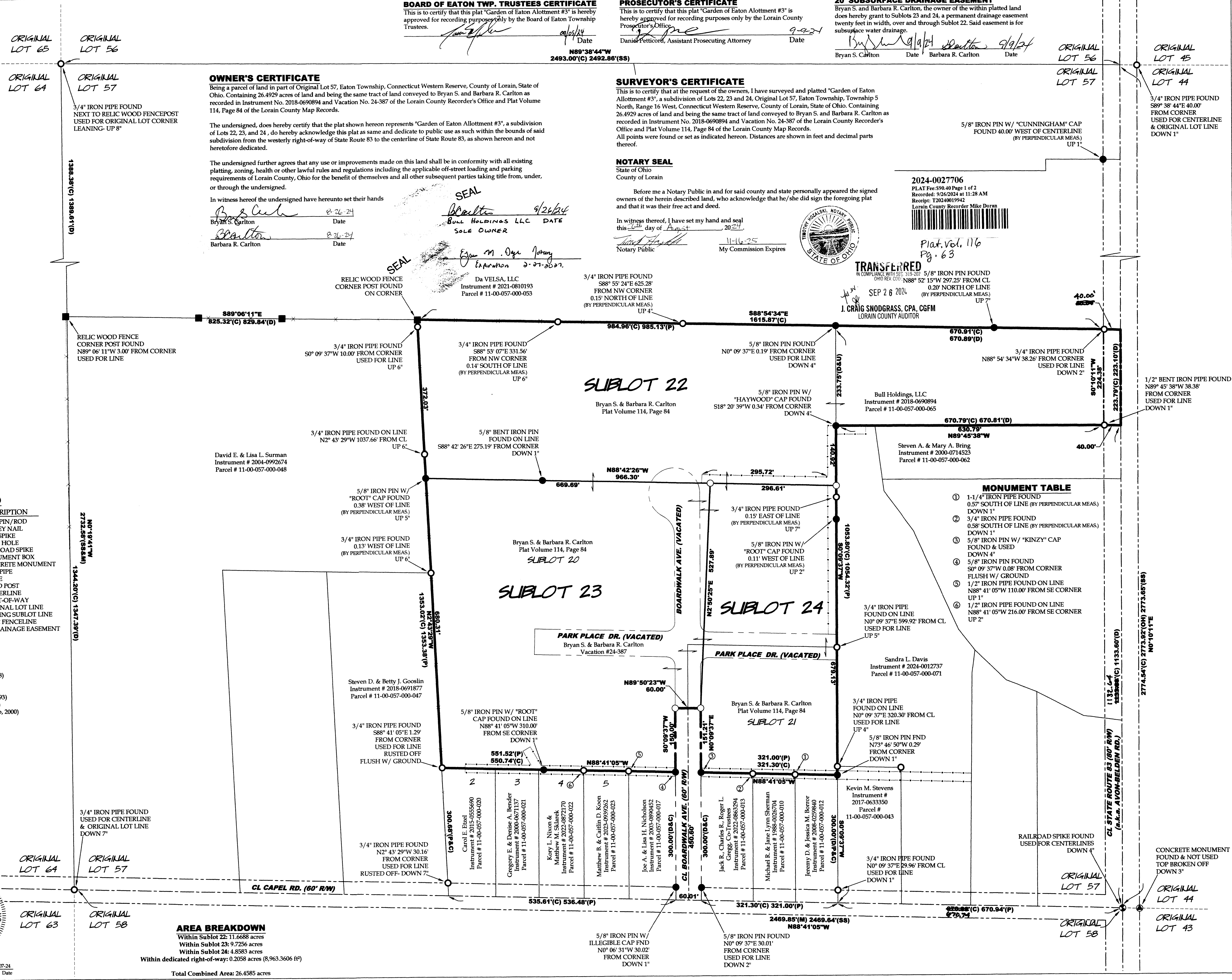
ABBREVIATIONS
D per deed FC point of curvature
P per plat PI point of intersection
M measured PT point of tangency
C calculated OL Original Lot
U used GL Great Lot
FND found SL Sublot
CL centerline R/W right-of-way
POB place of beginning
PPOB principal place of beginning
SS per Rodger Simon survey

REFERENCES
Lorain County Survey Records
Survey for Tom Stemmer, Jr. by Gary E. Penfound (Sep, 1977)
Survey for Tom Stemmer, Jr. by Gary E. Penfound (Jun, 1978)
Survey for Hugh A. & Sandra L. Graham by Gary E. Penfound (Aug, 1978)
Survey for T.O.M. Company, Inc. by Gary E. Penfound (Dec, 1978)
Survey for Roy L. & Helen M. Milner by Gary E. Penfound (Jul, 1979)
Survey for Marie Crowell by Laundon-Simon-Cahl & Assoc. Inc. (Oct, 1993)
Survey for Joe Shaiba by Laundon-Simon-Cahl & Assoc. Inc. (Nov, 1994)
Survey for Maury & Sharon Hernandez by Fairview Land Surveying (Sep, 2000)
Survey for Haywood Civil Engineering & Surveying, Inc. (Jul, 2015)
Survey for Hugh & Sandra Graham by Vector Surveying (Jun, 2017)

Lorain County Map Records
Garden of Eaton Allotment No. 1 (Dec, 1978)(PV 34, Pg. 75)
Garden of Eaton Allotment No. 2 (Nov, 2023)(PV 114, Pg. 84)
Lorain County Deed Records
Volume and Pages as indicated
ODOT Centerline Survey Records
Wooster-Avon Lake Road (S.H. 853 Sec. L.PT.)(1938)



OFFICE: 440-265-8446 CLEVELAND, OH
TIM@VECTORSURVEYING.COM
Job No. 20-067-2 Drawn By: CAD
Date: Aug, 2024 Checked By: TDH



BOARD OF EATON TWP. TRUSTEES CERTIFICATE
This is to certify that this plat "Garden of Eaton Allotment #3" is hereby approved for recording purposes only by the Board of Eaton Township Trustees.
Date: 8/15/24

PROSECUTOR'S CERTIFICATE
This is to certify that this plat "Garden of Eaton Allotment #3" is hereby approved for recording purposes only by the Lorain County Prosecutor's Office.
Date: 9-9-24

20' SUBSURFACE DRAINAGE EASEMENT
Bryan S. and Barbara R. Carlton, the owner of the within platted land does hereby grant to Sublots 23 and 24, a permanent drainage easement twenty feet in width, over and through Sublot 22. Said easement is for subsurface water drainage.
Date: 9/9/24

OWNER'S CERTIFICATE
Being a parcel of land in part of Original Lot 57, Eaton Township, Connecticut Western Reserve, County of Lorain, State of Ohio. Containing 26.4929 acres of land and being the same tract of land conveyed to Bryan S. and Barbara R. Carlton as recorded in Instrument No. 2018-0690894 and Vacation No. 24-387 of the Lorain County Recorder's Office and Plat Volume 114, Page 84 of the Lorain County Map Records.
The undersigned, does hereby certify that the plat shown hereon represents "Garden of Eaton Allotment #3", a subdivision of Lots 22, 23, and 24, do hereby acknowledge this plat as same and dedicate to public use as such within the bounds of said subdivision from the westerly right-of-way of State Route 83 to the centerline of State Route 83, as shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing platting, zoning, health or other lawful rules and regulations including the applicable off-street loading and parking requirements of Lorain County, Ohio for the benefit of themselves and all other subsequent parties taking title from, under, or through the undersigned.

In witness hereof the undersigned have hereunto set their hands
Bryan S. Carlton Date: 8-26-24
Barbara R. Carlton Date: 8-26-24

SURVEYOR'S CERTIFICATE
This is to certify that at the request of the owners, I have surveyed and platted "Garden of Eaton Allotment #3", a subdivision of Lots 22, 23 and 24, Original Lot 57, Eaton Township, Township 5 North, Range 16 West, Connecticut Western Reserve, County of Lorain, State of Ohio. Containing 26.4929 acres of land and being the same tract of land conveyed to Bryan S. and Barbara R. Carlton as recorded in Instrument No. 2018-0690894 and Vacation No. 24-387 of the Lorain County Recorder's Office and Plat Volume 114, Page 84 of the Lorain County Map Records.
All points were found or set as indicated hereon. Distances are shown in feet and decimal parts thereof.

NOTARY SEAL
State of Ohio
County of Lorain
Before me a Notary Public in and for said county and state personally appeared the signed owners of the herein described land, who acknowledge that he/she did sign the foregoing plat and that it was their free act and deed.
In witness thereof, I have set my hand and seal this 26th day of August, 2024.

2024-0027706
PLAT Fee: \$90.40 Page 1 of 2
Recorded: 9/26/2024 at 11:28 AM
Receipt: 120240019942
Lorain County Recorder Mike Doran



TRANSFERRED
IN COMPLIANCE WITH SEC. 319.207
SEP 26 2024
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Da VELS, LLC
Instrument # 2021-0810193
Parcel # 11-00-057-000-053

David E. & Lisa L. Surman
Instrument # 2004-0992674
Parcel # 11-00-057-000-048

RELIC WOOD FENCE CORNER POST FOUND ON CORNER

SUBLOT 22
Bryan S. & Barbara R. Carlton
Plat Volume 114, Page 84

SUBLOT 23
Bryan S. & Barbara R. Carlton
Plat Volume 114, Page 84

SUBLOT 24
Bryan S. & Barbara R. Carlton
Plat Volume 114, Page 84

- MONUMENT TABLE
1 1-1/4" IRON PIPE FOUND 0.57' SOUTH OF LINE (BY PERPENDICULAR MEAS.) DOWN 1"
2 3/4" IRON PIPE FOUND 0.58' SOUTH OF LINE (BY PERPENDICULAR MEAS.) DOWN 1"
3 5/8" IRON PIN W/ "KINZY" CAP FOUND & USED DOWN 4"
4 5/8" IRON PIN FOUND 50' 09' 37"W 0.08' FROM CORNER FLUSH W/ GROUND
5 1/2" IRON PIPE FOUND ON LINE N88° 41' 05"W 110.00' FROM SE CORNER UP 1"
6 1/2" IRON PIPE FOUND ON LINE N88° 41' 05"W 216.00' FROM SE CORNER UP 2"

AREA BREAKDOWN
Within Sublot 22: 11.6688 acres
Within Sublot 23: 9.7256 acres
Within Sublot 24: 4.8583 acres
Within dedicated right-of-way: 0.2058 acres (8,963.3606 ft²)
Total Combined Area: 26.4585 acres

ORIGINAL LOT 44
ORIGINAL LOT 43

ORIGINAL LOT 64
ORIGINAL LOT 63
ORIGINAL LOT 57
ORIGINAL LOT 58

ORIGINAL LOT 56
ORIGINAL LOT 57
ORIGINAL LOT 45
ORIGINAL LOT 44

Plat Sheet

Instrument # 2024-0027706 Film # _____

Name of Plat: Garden of Eaton Allotment No. 3

Owner: Bryan S. Carlton, Barbara R. Carlton and Bull Holdings LLC

Description: Situated in the Township of Eaton, County of Lorain, State of Ohio: Being a resubdivision of Sublots 20 and 21 in Garden of Eaton Allotment No. 2 recorded in Plat Vol. 114 Pg. 84: Being a Part of Original Eaton Township Lot. 57 = 26.4929 Acres - Easements Also -

Creating Sublots 22-23-and 24

Floor Plans: /

Related/Margin: Plat Vol. 114 Pg. 84

Comments: /

Vol. 116

Receiving Stamp

Pg. 63

Amount: \$9040

Initials: SC