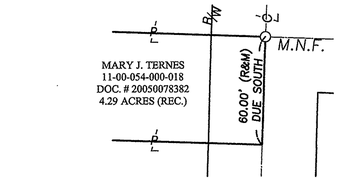
BOUNDARY SURVEY & LOT CONSOLIDATION

for

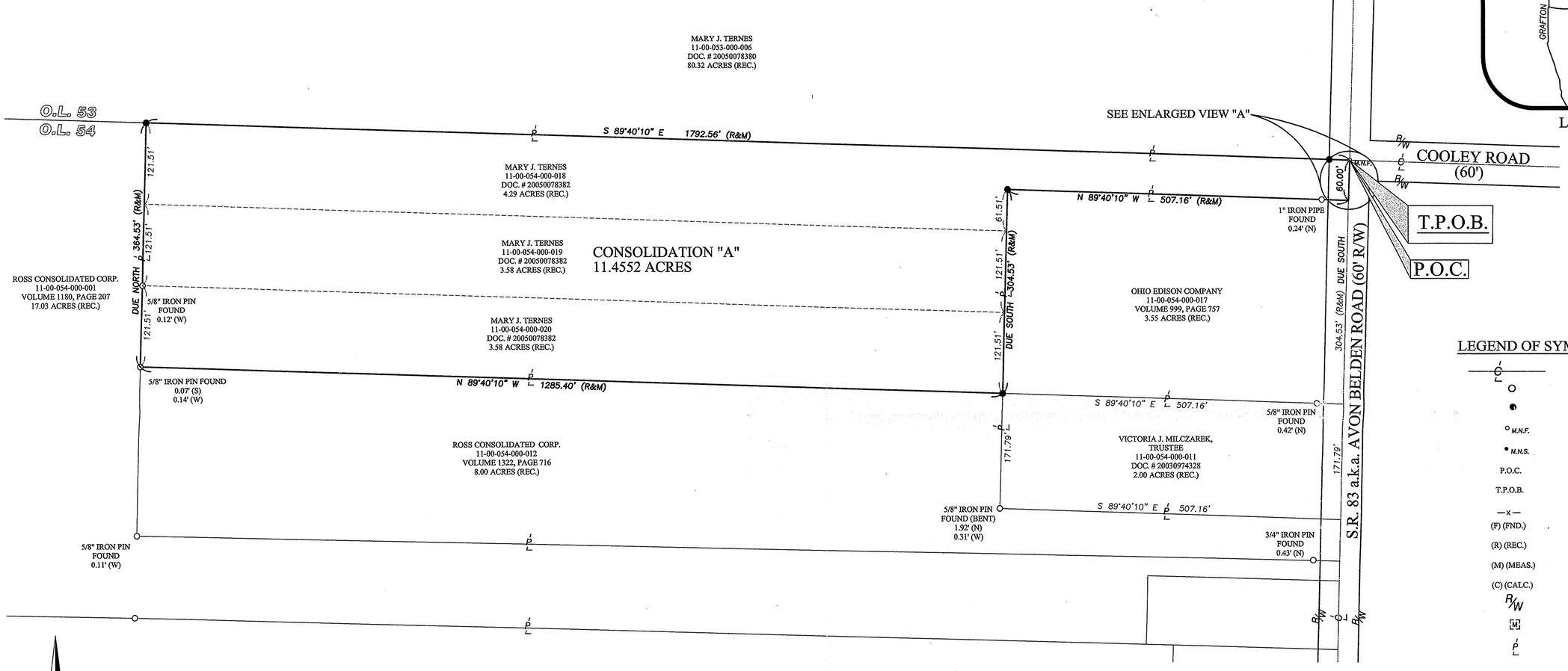
ESTATE OF JOHN W. TERNES

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 54.



ENLARGED VIEW "A"

SCALE: 1" = 40'



LOCATION MAP

LEGEND OF SYMBOLS AND LINETYPES

℄	CENTERLINE OF RIGHT-OF-WAY
○	IRON PIPE OR PIN FOUND AS INDICATED
◐	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
○ M.N.F.	MASONRY NAIL FOUND
• M.N.S.	MASONRY NAIL SET
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
—x—	FENCE
(F) (FND.)	FOUND
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
(C) (CALC.)	CALCULATED
R/W	RIGHT-OF-WAY LINE
[M]	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
P	PROPERTY LINE

GRAPHIC SCALE

0 40 80 160

(IN FEET)

SCALE: 1" = 80'

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF AVON BELDON ROAD WHICH WAS ASSUMED TO BE DUE SOUTH

AS SURVEYED IN JANUARY OF 2006

11-00-054-000-018
11-00-054-000-019
11-00-054-000-020

PRE-CONSOLIDATION PARCEL SUMMARY

N.T.S.

CONSOLIDATION "A"
11.4552 ACRES

POST-CONSOLIDATION PARCEL SUMMARY

N.T.S.

No. 02173
APPROVED
LORAIN CO.
MAP DEPT
DATE 6-20-06
PAGE 11-00-054B
BY JHatfield
06-02173

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO MARY J. TERNES AS RECORDED IN DOC. No. 20050078382 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 11.4552 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOT NUMBER 54, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher M. Hirzel 03/01/2006

CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081

DATE

STATE OF OHIO
CHRISTOPHER HIRZEL
S-8081
REGISTERED
PROFESSIONAL SURVEYOR

J:\052052\DRAWINGS\DWG\MASTER

REVISION

DATE:	BY:	DESCRIPTION:
3/1/2006	CMH.	ISSUED TO CLIENT

DRAWN BY: SJM

CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 05-2052