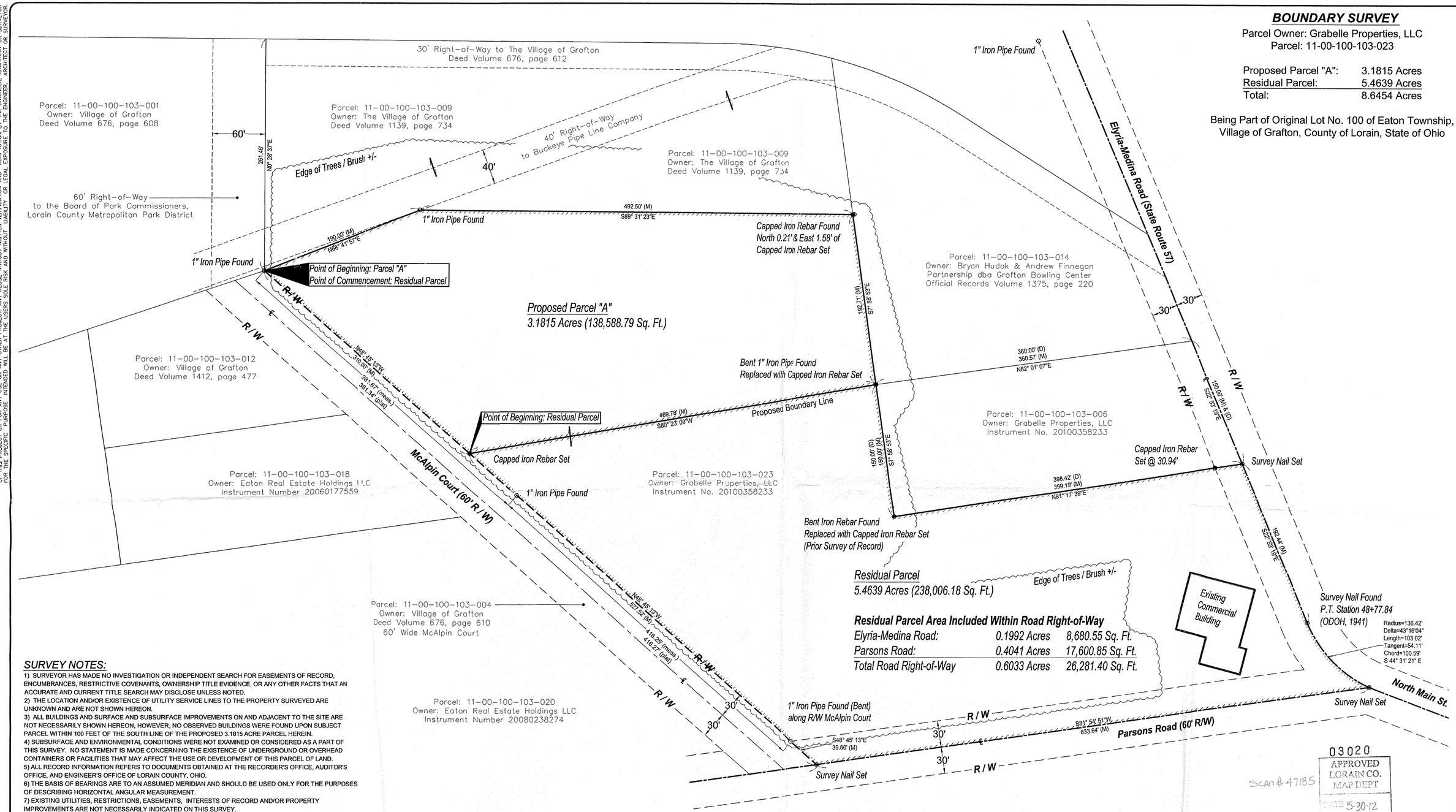
ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT OR SITE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER, ARCHITECT OR SURVEYOR. ANY REUSE FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

BOUNDARY SURVEY

Parcel Owner: Grabelle Properties, LLC
Parcel: 11-00-100-103-023

Proposed Parcel "A":	3.1815 Acres
Residual Parcel:	5.4639 Acres
Total:	8.6454 Acres

Being Part of Original Lot No. 100 of Eaton Township, Village of Grafton, County of Lorain, State of Ohio



Residual Parcel Area Included Within Road Right-of-Way

Elyria-Medina Road:	0.1992 Acres	8,680.55 Sq. Ft.
Parsons Road:	0.4041 Acres	17,600.85 Sq. Ft.
Total Road Right-of-Way	0.6033 Acres	26,281.40 Sq. Ft.

SURVEY NOTES:

1) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE UNLESS NOTED.
2) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN HEREON.
3) ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON, HOWEVER, NO OBSERVED BUILDINGS WERE FOUND UPON SUBJECT PARCEL WITHIN 100 FEET OF THE SOUTH LINE OF THE PROPOSED 3.1815 ACRE PARCEL HEREIN.
4) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PARCEL OF LAND.
5) ALL RECORD INFORMATION REFERS TO DOCUMENTS OBTAINED AT THE RECORDER'S OFFICE, AUDITOR'S OFFICE, AND ENGINEER'S OFFICE OF LORAIN COUNTY, OHIO.
6) THE BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN AND SHOULD BE USED ONLY FOR THE PURPOSES OF DESCRIBING HORIZONTAL ANGULAR MEASUREMENT.
7) EXISTING UTILITIES, RESTRICTIONS, EASEMENTS, INTERESTS OF RECORD AND/OR PROPERTY IMPROVEMENTS ARE NOT NECESSARILY INDICATED ON THIS SURVEY.

PERTINENT SURVEYS OF RECORD

- STATE OF OHIO DEPARTMENT OF HIGHWAYS, MEDINA-ELYRIA ROAD (S.H.314) CONSTRUCTION PLANS (1941)
- PLAT OF SURVEY FOR THE VILLAGE OF GRAFTON BY GARY PENFOUND (OCTOBER, 1966)
- PLAT OF SURVEY FOR THE VILLAGE OF GRAFTON BY GARY PENFOUND (OCTOBER & NOVEMBER, 1975)
- PLAT OF SURVEY, SPLIT, & COMBINATION FOR LORETTA McALPIN BY THOMAS SIMON (SEPTEMBER, 2007)

SURVEYOR CERTIFICATION:

I HEREBY DECLARE THAT THIS PLAT OF SURVEY CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

POGGEMEYER DESIGN GROUP, INC.
ENGINEERS - ARCHITECTS - PLANNERS - SURVEYORS
1168 NORTH MAIN STREET
BOWLING GREEN, OHIO 43402
(419) 352-7537

08-31-2011
DANA ANDREW PARSELL — DATE
OHIO PROFESSIONAL SURVEYOR #7931

STATE OF OHIO — DANA ANDREW PARSELL — PLS-7931 — REGISTERED PROFESSIONAL SURVEYOR

SURVEY LEGEND

FND P.K. NAIL	SET P.K. NAIL
FND IRON PIPE OR ROD	IPS ~ SET 5/8" x 30" STEEL ROD W/CAP
FND MONUMENT	SET MONUMENT
FND R.R. SPIKE	SET R.R. SPIKE
FOUND DRILL HOLE OR CUT "X"	SET DRILL HOLE OR CUT "X"
BENCHMARK OR BORE	(M) MEASURED QUANTITY
LIMIT OF MEASUREMENT	(D) DEED QUANTITY
P.I.	(P) PLAT QUANTITY

ASSUMED

GRAPHIC SCALE
0 50 100 150
(IN FEET)
1 inch = 50 ft.

03020
APPROVED
LORAIN CO.
MAP DEPT
DATE 5-30-12
PAGE 11-00-100-B
BY JHatfield
12-03020
11-00-100-103-024
025
SCAN # 47185

POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS ENGINEERS PLANNERS
1168 NORTH MAIN STREET • (419) 352-7537 • BOWLING GREEN, OHIO 43402

Proposed Parcel Split
Part of Lot No. 100 of Eaton Twp.
Village of Grafton, Lorain County, OH

Boundary
Survey
Plat

DRAWN BY	CHECKED BY
DAP	RSF

REVISION
08-11-2011
8-31-2011

1 OF 1

JOB NUMBER
2170-252

I:\2170\252\2170-252_Boundary.dwg, 8/31/2011 12:06:51 PM, ParsellD