

# PLAT OF LOT SPLIT

FOR PARCEL NUMBER 16-00-085-016  
CREATING TWO NEW PARCELS, PARCEL 'A' AND PARCEL 'B',  
FROM EXISTING PARCEL NUMBER 16-00-085-016

VACANT LAND, AVON-BELDEN RD. (STATE ROUTE 83)  
GRAFTON TOWNSHIP, OHIO

SITUATED IN THE TOWNSHIP OF GRAFTON, COUNTY  
OF LORAIN AND STATE OHIO, BEING A PART OF  
ORIGINAL LOT 85 OF SAID TOWNSHIP, IN  
TOWNSHIP 4N, RANGE 16 W OF THE CONNECTICUT  
WESTERN RESERVE.

THE BASIS OF BEARINGS FOR THIS SURVEY ARE FROM  
GPS OBSERVATIONS OF FOUND CENTERLINE  
MONUMENTS ALONG AVON-BELDEN ROAD (S.R. 83)  
AND NEFF ROAD (T.R. 76) ON THE NORTH AMERICAN  
DATUM OF 1983, STATE PLANE COORDINATE SYSTEM,  
ZONE OHIO NORTH (3401).

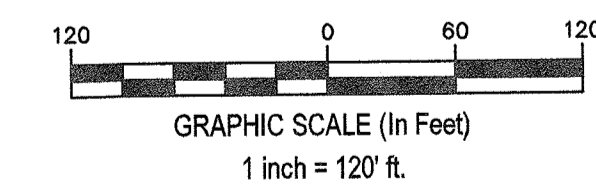
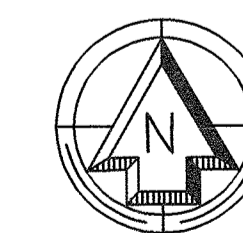
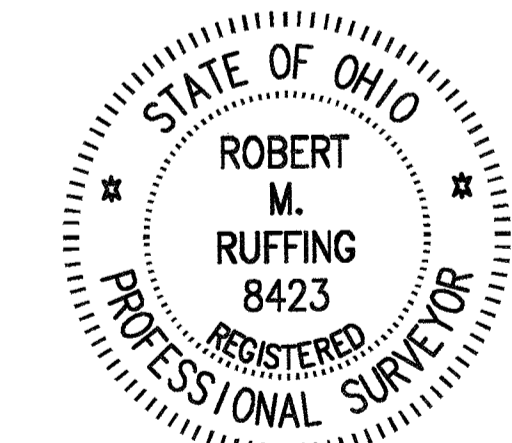
DISTANCES ARE GIVEN IN FEET AND DECIMAL  
PARTS THEREOF.

DOCUMENTS USED:  
-SURVEY NO. 50,237 ON FILE AT THE LORAIN COUNTY  
AUDITORS OFFICE.  
-SURVEY NO. 27,416 ON FILE AT THE LORAIN COUNTY  
AUDITORS OFFICE.  
-SURVEY NO. 27,417 ON FILE AT THE LORAIN COUNTY  
AUDITORS OFFICE.  
-SURVEY NO. 27,418 ON FILE AT THE LORAIN COUNTY  
AUDITORS OFFICE.  
-O.D.O.T. PLANS - LOR 76-0.00, MED 76-15.08 AND  
LOR 303 (16.40-16.63, 16.69), 1959, ON FILE AT  
O.D.O.T. DISTRICT 3.  
-DEEDS AS SHOWN HEREON  
-LORAIN COUNTY G.I.S./ TAX MAPS

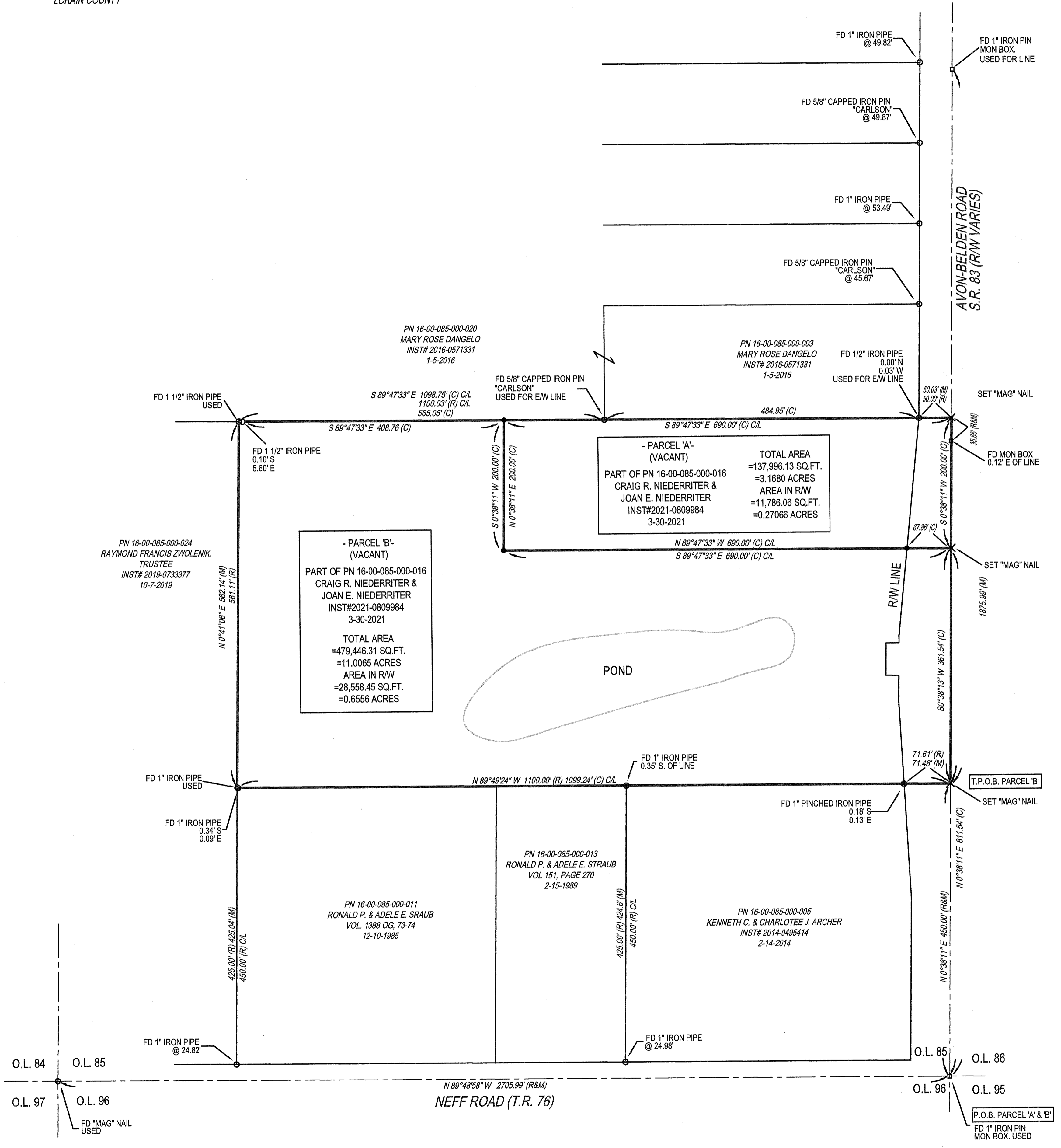
### CERTIFICATION:

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT  
AND LOT SPLIT SURVEY DONE UNDER MY  
SUPERVISION ON JUNE 16, 2021 WHICH  
CONFORMS TO THE MINIMUM STANDARDS FOR  
BOUNDARY SURVEYS AND IS IN ACCORDANCE WITH  
THE OHIO ADMINISTRATIVE CODE CHAPTER  
4733-37.

*Robert M. Ruffing* REV  
ROBERT M. RUFFING, P.S. 8423 8-9-21  
DATE



APPROVED  
LORAIN CO.  
MAP DEPT  
DATE 8/9/21  
PAGE 16-00-085  
BY WRZ  
16-00-085-000-026  
-027



REVISION HISTORY: (REV.1 8/9/2021)

SURVEYORS LEGEND		ADJ ADJACENT		S SOUTH		W.F. WOOD FRAME	
■	MONUMENT BOX FOUND	CL	CENTERLINE	P.O.B.	POINT OF BEGINNING	⊗	GAS LINE MARKER
○	IRON PIN / PIPE FOUND (IPF / PIPF)	CLF	CHAIN LINK FENCE	P.O.C.	POINT OF COMMENCEMENT	⊘	UTILITY POLE
●	DRILL HOLE SET	E	EAST	P.O.T.	POINT OF TANGENCY		
×	MAG NAIL SET	ENCRS.	ENCROACHES	P.O.L.	POINT ON LINE		
(R)	RECORD	N	NORTH	S.F.	SQUARE FEET		
(C)	CALCULATED	INST. NO.	INSTRUMENT NUMBER	VOL	VOLUME		
(M)	MEASURED	R/W	RIGHT OF WAY	W	WEST		



Job Number: 2104.3338BNDY  
Field Work Date: 6/16/2021  
Date: 07/02/21  
Drawn By: N.R.