STATE OF OHIO, COUNTY OF LORAIN, TOWNSHIP OF ACCEPTANCES: BASIS OF BEARINGS EATON, BEING PART OF ORIGINAL EATON WE, THE UNDERSIGNED BEING THE OWNERS OF THE LANDS HEREIN PLATTED, THE BASIS OF BEARINGS IS GRID NORTH, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AND TOWNSHIP LOT 77 OHIO STATE PLANE COORDINATE SYSTEM, ACCEPT THE CONSOLIDATION OF LAND SHOWN HEREIN ON THIS PLAT. NORTH ZONE, NAD83. WELLS JAMES A & BOBBIE J INSTR NO. 1985-0204787 Shirley J. Elwards 11-00-077-000-073 SHIRLEY J. SEDWARDS, CO-TRUSTEE SCALE: 1"=50' OF THE EDWARDS FAMILY TRUST U/A OF THE EDWARDS FAMILY TRUST U/A DATED AUGUST 1, 1995, AMENDED AND DATED AUGUST 1, 1995, AMENDED AND RESTATED MARCH 31, 2011. RESTATED MARCH 31, 2011. WELLS JAMES A & BOBBIE J INSTR NO. 1985-0204787 11-00-077-000-073 ACKNOWLEGEMENT STATE OF OHIO, COUNTY OF LORAIN, BEFORE ME, THE UNDERSIGNED LA NOTARY PUBLIC IN SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE RICHARD C. AND SHIRLEY J. EDWARDS, CO-TRUSTEES OF THE EDWARDS FAMILY REVOCABLE TRUST U/A DATED AUGUST 1, 1995, AMENDED AND RESTATED MARCH 31, 2011 WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. WELLS JAMES A & BOBBIE J INSTR NO. 1985-0204787 IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL THIS 11-00-077-000-074 DAY OF FEMULY JAMES N. TAYLOR, Attorney at Law Notary Public - State of Ohio S 89°46'02" E 199.99' My Commission has no expiration date Sec. No. 147.03 R.C. ACKNOWLEGEMENT EDWARDS, DOUGLAS C. INST. NO. 1990-091622 STATE OF OHIO, COUNTY OF LORAIN, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE DOUGLAS C. EDWARDS 11-00-077-000-076 WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. COMBINED TOTAL IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL THIS PARCEL A & B KNAPP JERRY R II 194768.0 Sq. Feet 2017-0635872 4.471 Acres 11-00-077-000-078 0.069 Acres in R/W 4.402 Acres in Net. JAMES N. TAYLOR, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
Sec. No. 147.03 R.C. PARCEL A 174106 Sq. Feet 3.9969 Acres APPROVALS: N 89°51'51" W 133.50' PLANNING COMMISSION N 89\*51'51" W 76.0 S 89°51'51" E 142.50' TOWNSHIP OF EATON 89°51'51" S 89°51'51" E 100.00' S 89°51'51" E 100.00' PARCEL B APPROVED BY THE LORAIN LORAIN CO. 20653.3 Sq. Feet WELLS JAMES A & BOBBIE J COUNTY TAX MAP DEPARTMENT MAPDEPT 0.474 Acres INSTR NO. 1985-0204787 11-00-077-000-073 DATE 3-9-22 **ADMINISTRATOR** PAGE 11-00-077 MO. Adelshera S 89°51'51" E 142.50' MARQUIS NANCY A N 89°51'51" W 142.50' 2018-0676825 11-00-077-000-032 11-00-077-000-031 EDWARDS RICHARD C. LEGEND & SHIRLEY J TRUSTEES NOTE: INST. NO. 1995-0361731 DIMENSIONS SHOWN HEREON ARE GIVEN 11-00-077-000-032 IN FEET AND DECIMAL PARTS THEREOF. 09 MONUMENT BOX THIS SURVEY WAS PREPARED WITHOUT REMAINDER PARCEL C MONUMENT FOUND, SIZE BENEFIT OF A TITLE REPORT AND NO KNAPP JERRY R II 65336.0 Sq. Feet & TYPE AS INDICATED. SEARCH OF THE PUBLIC RECORDS 1.500 Acres O - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP W.R.W. 8288 SET 2017-0635872 WAS MADE FOR EASEMENTS, RIGHT-OF-A 0 0.138 Acres in R/W 11-00-077-000-078 WAYS & ETC. 1.362 Acres in Net. NO TRANSFER IS TAKING PLACE WITH THE RECORDING OF THIS SURVEY. THIS SURVEY IS BEING SUBMITTED AS A GRAPHIC REPRESENTATION OF A LEGAL DURKE DESCRIPTION IN A DEED. BOUNDARY/LOT SPLIT/CONSOLIDATION DOUGLAS C. EDWARDS I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND 37290 CAPEL ROAD SHOWN ON THIS PLAT, AND HAVE FOUND OR SET THE GRAFTON, OH 44044 PINS AND MONUMENTS SHOWN ON THIS PLAT. WILLIAM N 89°51'51" W 200.00' 130.00 Date: 6/20/21 W.R. WALLACE LLC N 89°51'51" W 100.00' WALLACE 9/29/21 By: WSF Land Surveying Services 8288 1077 Middlefield Trail Scale: 1"= 50' CAPEL ROAD 60' WILLIAM R. WALLACE REG. NO. 8288 Brunswick, Ohio 44212 Job: 2021019 W. R. WALLACE LLC LAND SURVEYING SERVICES (216) 789-4135 www.wrwallacesurvey.com Sheet 1 of 1