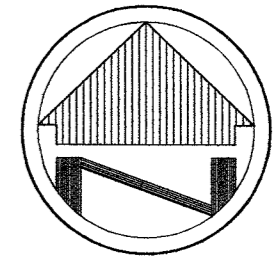


SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 23

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(2011).



SCALE: 1"=100'

LEGEND

- REC. - RECORD DISTANCE OR ANGLE
- CAL. - CALCULATED DISTANCE OR ANGLE
- OBS. - OBSERVED DISTANCE OR ANGLE
- T.P.O.B. - TRUE PLACE OF BEGINNING
- P.O.B. - PLACE OF BEGINNING
- - MONUMENT BOX
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP W.R.W. 8288 SET
- ▲ - MAG NAIL FOUND
- (XX'XX'XX") - RECORD BEARING & DISTANCE

LINE	BEARING	DISTANCE
L1	N 03°09'09" E	7.51'
L2	N 89°48'20" W	100.13'
L3	N 03°09'09" E	55.07'
L4	N 89°48'20" W	100.13'
L5	N 03°09'09" E	55.07'

APPROVED
 LORAIN CO.
 MAP DEPT
 APR 4/5/22
 PPN 04-00-023
 BY WRZ
 22-04833-C
 50543

ENCROACHMENTS/VIOLATIONS

- PARCEL NO. 1
 IAJ LLC
 2021-0846444
 PPN 04-00-023-105-060
 37865.2 Sq. Feet
 0.869 Acres
- PARCEL NO. 2
 IAJ LLC
 2021-046444
 PPN 04-00-023-105-059
 5507.3 Sq. Feet
 0.126 Acres
- PARCEL NO. 3
 IAJ LLC
 2021-0846444
 04-00-023-105-057
 43647.3 Sq. Feet
 1.002 Acres

SURVEY INFORMATION

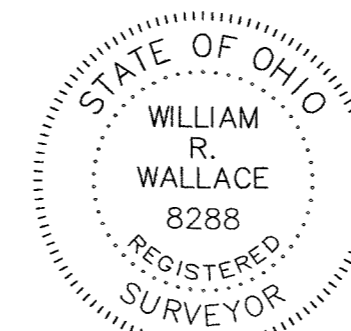
DEEDS & TAX MAP
 SURVEY BY LAUNDON, SIMON & CAHL
 DATED 12/93
 SURVEY BY LAND DESIGN CONSULTANTS
 DATED 4/29/03
 SURVEY BY FAIRVIEW LAND SURVEYING
 DATED 5/12
 KELLER SUBDIVISION NO. 2
 PLAT VOLUME 18, PAGE 15A
 GILBERT FORTHOFER'S SUBDIVISION NO. 5
 PLAT VOLUME 17, PAGE 21

NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF THE PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT.

William R. Wallace
 WILLIAM R. WALLACE REG. NO. 8288 4/4/22
 W. R. WALLACE LLC LAND SURVEYING SERVICES DATE



BOUNDARY SURVEY
 IAJ LLC
 2801 EAST JAYCOX ROAD
 AVON, OHIO 44011

W.R. WALLACE LLC
 Land Surveying Services
 1077 Middlefield Trail
 Brunswick, Ohio 44212
 www.wrwallacesurveying.com (216) 789-4135

Date: 4/4/22
 By: WRW
 Scale: 1"=100'
 Job: 2022018
 Sheet 1 of 1

JAYCOX ROAD (WIDTH VARIES)

EAST JAYCOX ROAD

ELIZABETH AVE.

