

MAP OF SURVEY

PREPARED FOR

Parcel No.04-00-007-104-038

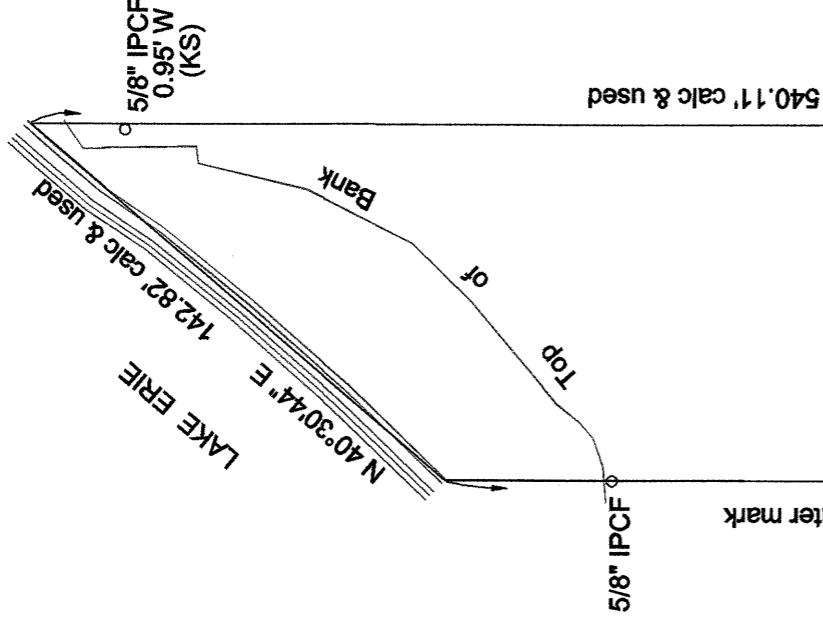
Situated in the City of Avon Lake, County of Lorain and State of Ohio;
and known as part of Original Avon Township Section No. 7

Legend

- IPCS = Iron Pin Capped Set
- IPCF = Iron Pin Capped Found
- IPF = Iron Pin Found
- IPMF = Iron Pin Monument Found
- ⊗ DHF = Drill Hole Found
- ⊗ DHS = Drill Hole Set

APPROVED
LORAIN CO
MAP DEPT
DATE 8-28-23
PAGE 04.00.007
BY A.P.
23-05142-C

#50997



Scale: 1" = 50'
August, 2023

Survey Reference

- Beachwood Estates No. 1
Volume 14, Page 28
L.C.R.
- May A. Brown Survey 03/26/1946
No. 41355 L.C.R.
- Harriet A. Grosse Survey 06/22/1904
No. 40096 L.C.R.

Deeds as listed

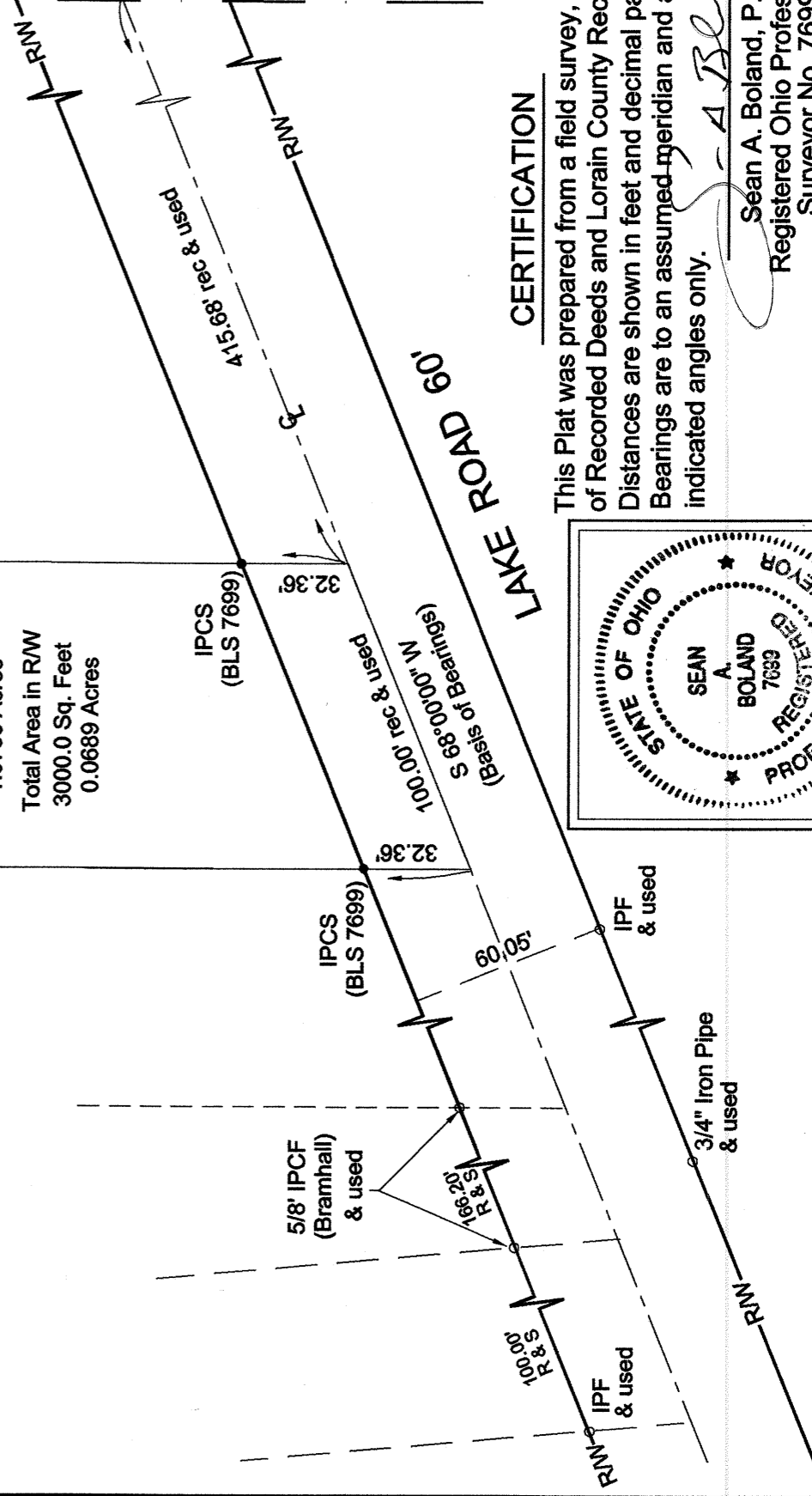
Parcel No. 040007104037
Instrument No. 2019-0716838
Gregory A. & Suzanne E. Thaxton

Parcel No. 040007104038
Instrument No. 2020-0784110
Victor J. Tzeczak

Parcel No. 040007104039
Instrument No. 201230483730
Randall Grove LLC

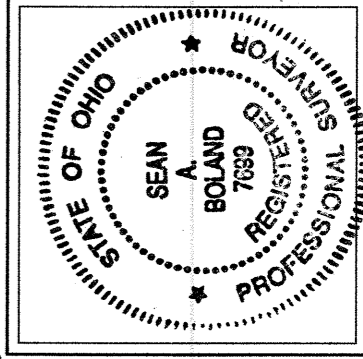
Section No. 7

Total Area
46764.4 Sq. Feet
1.0736 Acres
Total Area in RW
3000.0 Sq. Feet
0.0689 Acres



CERTIFICATION

This Plat was prepared from a field survey, analysis of Recorded Deeds and Lorain County Records. Distances are shown in feet and decimal parts thereof. Bearings are to an assumed meridian and are used to indicated angles only.



Sean A. Boland, P.S.

Registered Ohio Professional
Surveyor No. 7699
Boland Land Surveying LLC
bolandsurveying@gmail.com

Signature: Sean A. Boland 8/14/23