

2404.0405
BOUNDARY SURVEY
LORAIN COUNTY, OHIO

LEGEND

- ⊙-FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"EXACTA SURVEYORS 8423"
- Ⓧ-FD/SET DRILL HOLE AS NOTED
- Ⓜ-FD/SET MAG NAIL AS NOTED
- Ⓡ-FD/SET RR SPIKE AS NOTED
- Ⓣ-FD T-BAR/POST AS NOTED
- FOUND MONUMENT AS NOTED
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC.-ACRES
- B/E-BASEMENT ENTRY
- CLF - CHAIN-LINK FENCE
- CONC.-CONCRETE
- C/L-CENTERLINE
- D/W-DRIVEWAY
- EP-EDGE OF PAVEMENT
- GAR.-GARAGE
- INSTR.-INSTRUMENT
- O.L.-ORIGINAL LOT
- O.R.-OFFICIAL RECORD
- P.N.-PARCEL NUMBER
- P.O.B.-POINT OF BEGINNING
- RES.-RESIDENCE
- R/W-RIGHT OF WAY
- PG.-PAGE
- S.F.-SQUARE FEET
- T.P.O.B.-TRUE POINT OF BEGINNING
- WF - WOOD FENCE

NOTE:
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN APRIL OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



Robert M. Ruffing
ROBERT RUFFING, P.S. 8423
STATE OF OHIO
DATE 5-6-2024
REV 5-13-24

DOCUMENTS USED:
KLINGSHIRN ALLOTMENT, PLAT BOOK 14, PAGE 5, LORAIN COUNTY RECORDER'S OFFICE.
DEEDS AS SHOWN HEREON.
LORAIN COUNTY TAX MAPS/GIS.

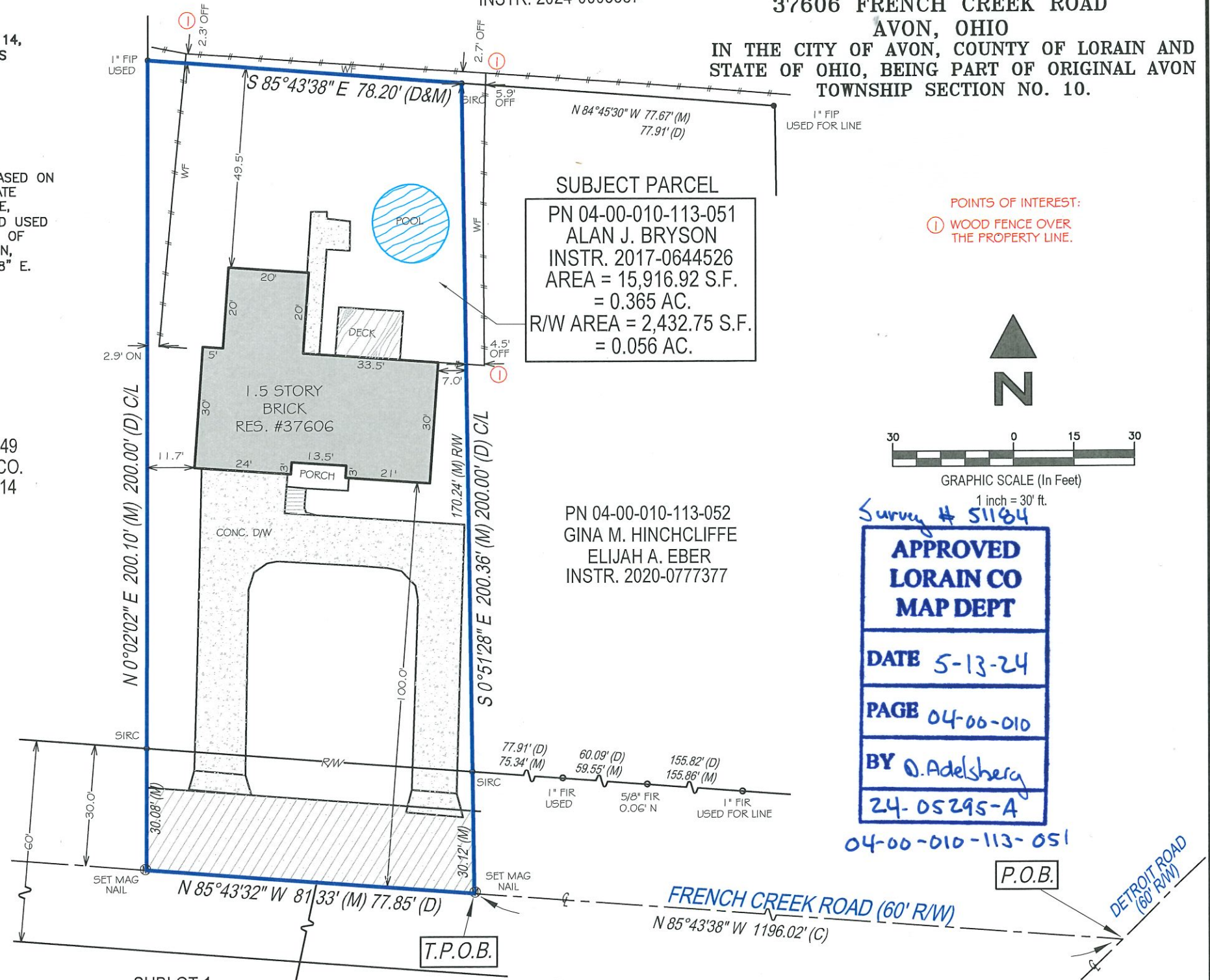
BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NO TRANS), HOLDING FOUND AND USED MONUMENTATION ALONG THE NORTH LINE OF THE SUBJECT PARCEL AS SHOWN HEREON, WHICH IS OBSERVED BEARING S 85°43'38" E.

PN 04-00-010-113-049
R&J INVESTMENT CO.
INSTR. 2023-0924214

KLINGSHIRN ALLOTMENT
PLAT BOOK 14, PAGE 15

SUBLOT 1
PN 04-00-010-114-014
STEVEN JACOBS
NANCY JACOBS
INSTR. 2006-0183096

SUBLOT 2
PN 04-00-010-114-015
KYLE URIG
INSTR. 2023-0902632



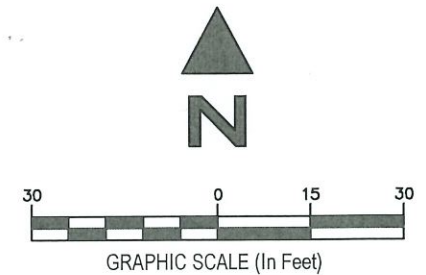
PN 04-00-010-113-080
CITY OF AVON
INSTR. 2024-0003587

SURVEY OF
PN 04-00-010-113-051
KNOWN AS
37606 FRENCH CREEK ROAD
AVON, OHIO

IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO, BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 10.

SUBJECT PARCEL
PN 04-00-010-113-051
ALAN J. BRYSON
INSTR. 2017-0644526
AREA = 15,916.92 S.F.
= 0.365 AC.
R/W AREA = 2,432.75 S.F.
= 0.056 AC.

POINTS OF INTEREST:
① WOOD FENCE OVER THE PROPERTY LINE.



PN 04-00-010-113-052
GINA M. HINCHCLIFFE
ELIJAH A. EBER
INSTR. 2020-0777377

Survey # 51184

APPROVED
LORAIN CO
MAP DEPT

DATE 5-13-24

PAGE 04-00-010

BY *O. Adelsberg*

24-05295-A

04-00-010-113-051

EXACTA LAND SURVEYORS
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
WWW.EXACTALAND.COM
DATE 5-6-2024
JOB NO. 2404.0405