

SURVEY OF
PN 11-00-051-000-047 (PARCEL 1)
PN 11-00-051-000-063 (PARCEL 2)
KNOWN AS
10400 AVON BELDEN ROAD (S.R. 83)
GRAFTON, OHIO
IN TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO,
BEING PART OF ORIGINAL EATON TOWNSHIP LOT NO. 51.

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
- P.O.L.-POINT ON LINE
- RES.-RESIDENCE
- R/W-RIGHT OF WAY
- PG.-PAGE
- S.F.-SQUARE FEET
- S.B.L.-SET BACK LINE
- T.P.O.B.-TRUE POINT OF BEGINNING
- W.F.-WOOD FENCE

APPROVED
LORAIN CO
MAP DEPT

DATE 7/31/24

PAGE 11-00-051

BY WRZ

24-05338-D

51242

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE DEED FOR THE SUBJECT PARCELS, HOLDING FOUND AND USED MONUMENTS AS SHOWN HEREON, TO ESTABLISH A BEARING OF S 83°04'00" E ALONG THE NORTH LINE OF SUBJECT PARCELS.

DOCUMENTS USED:
- SURVEY NO. 50283, LORAIN COUNTY AUDITOR'S OFFICE
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

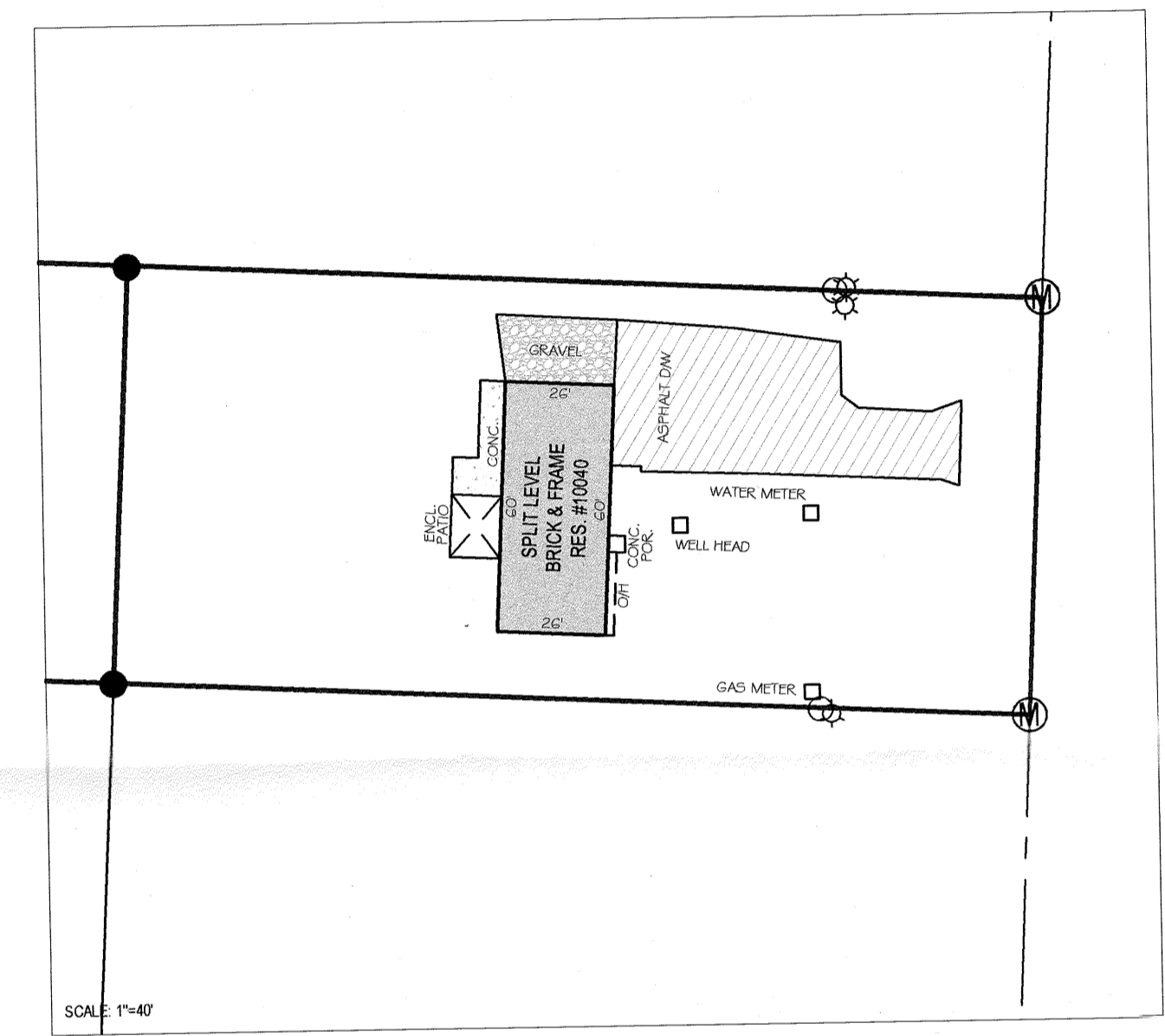
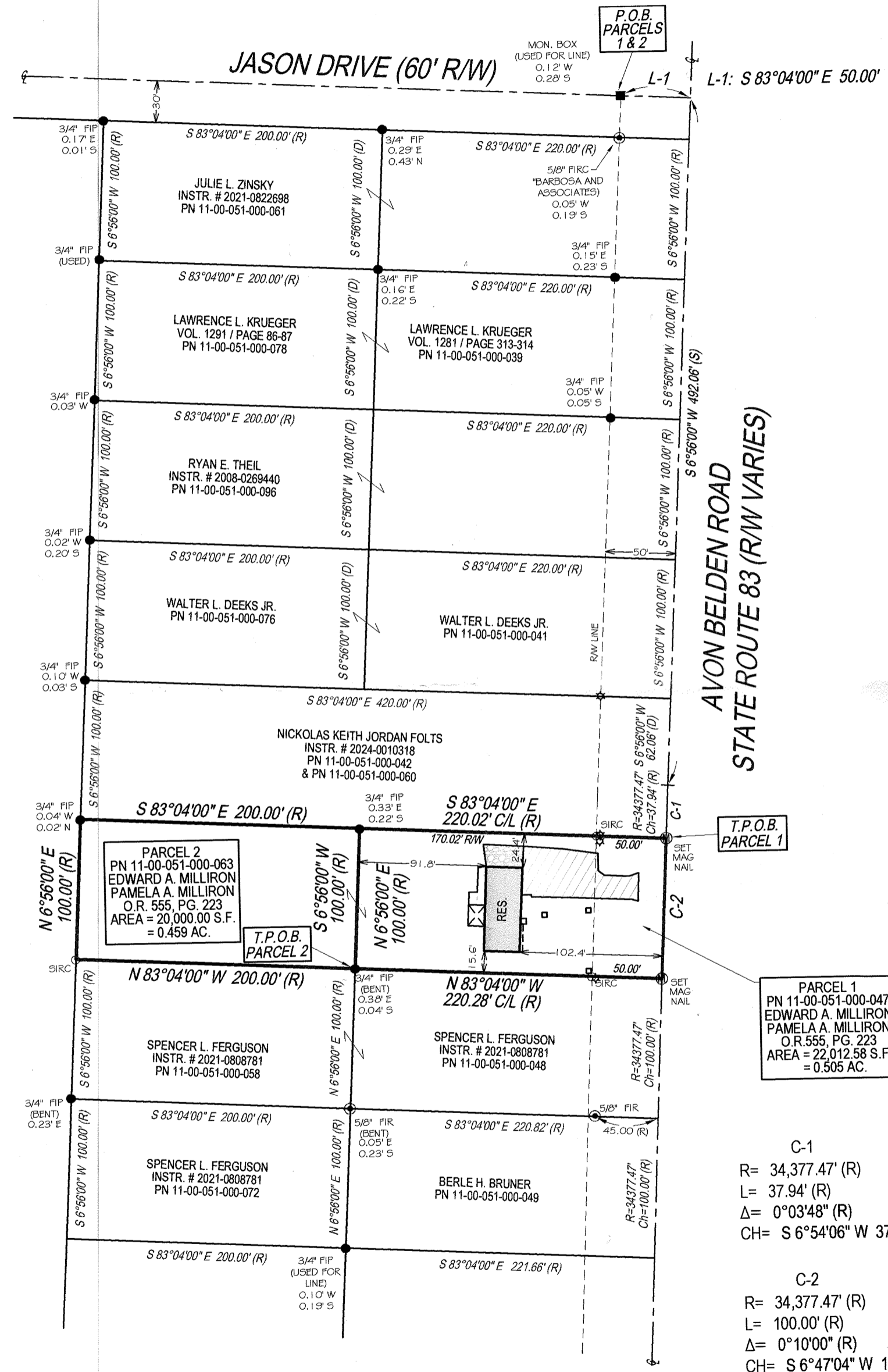
SUBLOT 1
PN 11-00-051-000-070
DANIEL J. FATE
VOL. 1330, PG. 380

JASON ESTATES SUBDIVISION
PLAT BOOK 35, PAGE 15-16

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 JULY 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.

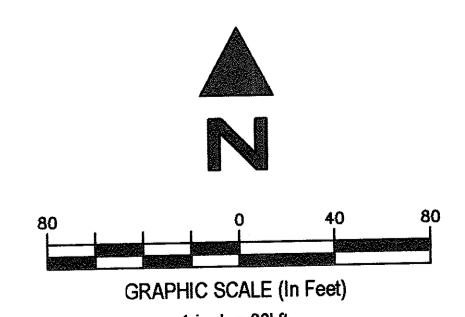


PARCEL 1
PN 11-00-051-000-047
EDWARD A. MILLIRON
PAMELA A. MILLIRON
O.R. 555, PG. 223
AREA = 22,012.58 S.F.
= 0.505 AC.

PARCEL 2
PN 11-00-051-000-063
EDWARD A. MILLIRON
PAMELA A. MILLIRON
O.R. 555, PG. 223
AREA = 20,000.00 S.F.
= 0.459 AC.

C-1
R= 34,377.47' (R)
L= 37.94' (R)
Δ= 0°03'48" (R)
CH= S 6°54'06" W 37.94' (R)

C-2
R= 34,377.47' (R)
L= 100.00' (R)
Δ= 0°10'00" (R)
CH= S 6°47'04" W 100.00' (S)



EXACTA LAND SURVEYORS
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
DATE 7-26-2024
WWW.EXACTALAND.COM
JOB NO. 2406.5038

ROBERT RUFFING, P.S. 8423 DATE 7-26-2024
STATE OF OHIO