

2312.2093  
 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
- 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

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 JANUARY 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 RUFFING, P.S. 8423  
 STATE OF OHIO  
 DATE 4-29-2024

CONSOLIDATION SURVEY OF  
 125 AND 127 LEAR ROAD  
 AVON LAKE, OHIO  
 CREATING PARCEL 'A'  
 COMBINING PN 04-00-030-108-016  
 AND PN 04-00-030-108-017  
 IN THE CITY OF AVON LAKE,  
 COUNTY OF LORAIN AND STATE OF  
 OHIO, BEING SUBLOTS 270, 271  
 AND 272 IN EAGLE POINT ON THE  
 LAKE, PLAT BOOK 8, PAGE 19

NEW PARCEL NO. \_\_\_\_\_

CONSOLIDATION OF PARCELS:

I / WE, \_\_\_\_\_ OWNER(S) OF THE TRACT OF LAND SHOWN ON THIS PLAT OF SURVEY, DEPOSE THAT THIS TRACT IS ENTERED AS TWO OR MORE ITEMS OR PARCELS ON THE LORAIN COUNTY AUDITOR'S TAX LIST AND THE LORAIN COUNTY TAX MAPS. I/WE HEREBY REQUEST THE LORAIN COUNTY AUDITOR TO COMBINE SAID ITEMS OR PARCELS INTO ONE ENTRY ON THE LORAIN COUNTY AUDITOR'S TAX LIST, AND ALSO TO REMOVE AND DELETE FROM THE LORAIN COUNTY AUDITOR'S TAX MAPS THE LINES WHICH DIVIDE SAID PARCELS ON SAID TAX MAPS AND SHOW THE COURSES AND DISTANCES OF THIS SURVEY AS THE BOUNDARY OF THE COMBINED TRACTS OF LAND. IF THIS REQUEST IS GRANTED, I/WE AGREE TO DESCRIBE ANY PART OR ALL OF THE TRACT OF LAND SHOWN HEREON FOR FUTURE CONVEYANCING PURPOSES BY METES AND BOUNDS SO THAT SUCH DESCRIPTION SHALL BE AGREEABLE WITH THE SURVEY SHOWN HEREON. I/WE AGREE TO RECORD THIS SURVEY WITH THE LORAIN COUNTY RECORDER'S OFFICE.

I/WE ALSO CERTIFY THAT THERE ARE NO DELINQUENT TAXES AGAINST THE ABOVE DESCRIBED PROPERTY AND IT IS ALL IN ONE TAXING DISTRICT.

SIGNED:

STATE OF OHIO,  
 COUNTY OF \_\_\_\_\_

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER(S), WHO ACKNOWLEDGE THAT HE/SHE/THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS HIS OWN FREE ACT AND DEED.

IN WITNESS THEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT

DAY OF \_\_\_\_\_

NOTARY PUBLIC

APPROVED LORAIN CO MAP DEPT
DATE 9/20/24
PAGE 04-00-030
BY A Corden
224-04913
51281

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 PROPERTY LINE OF THE PARCEL SHOWN HEREON, WHICH IS OBSERVED BEARING S 89°88'30" E.

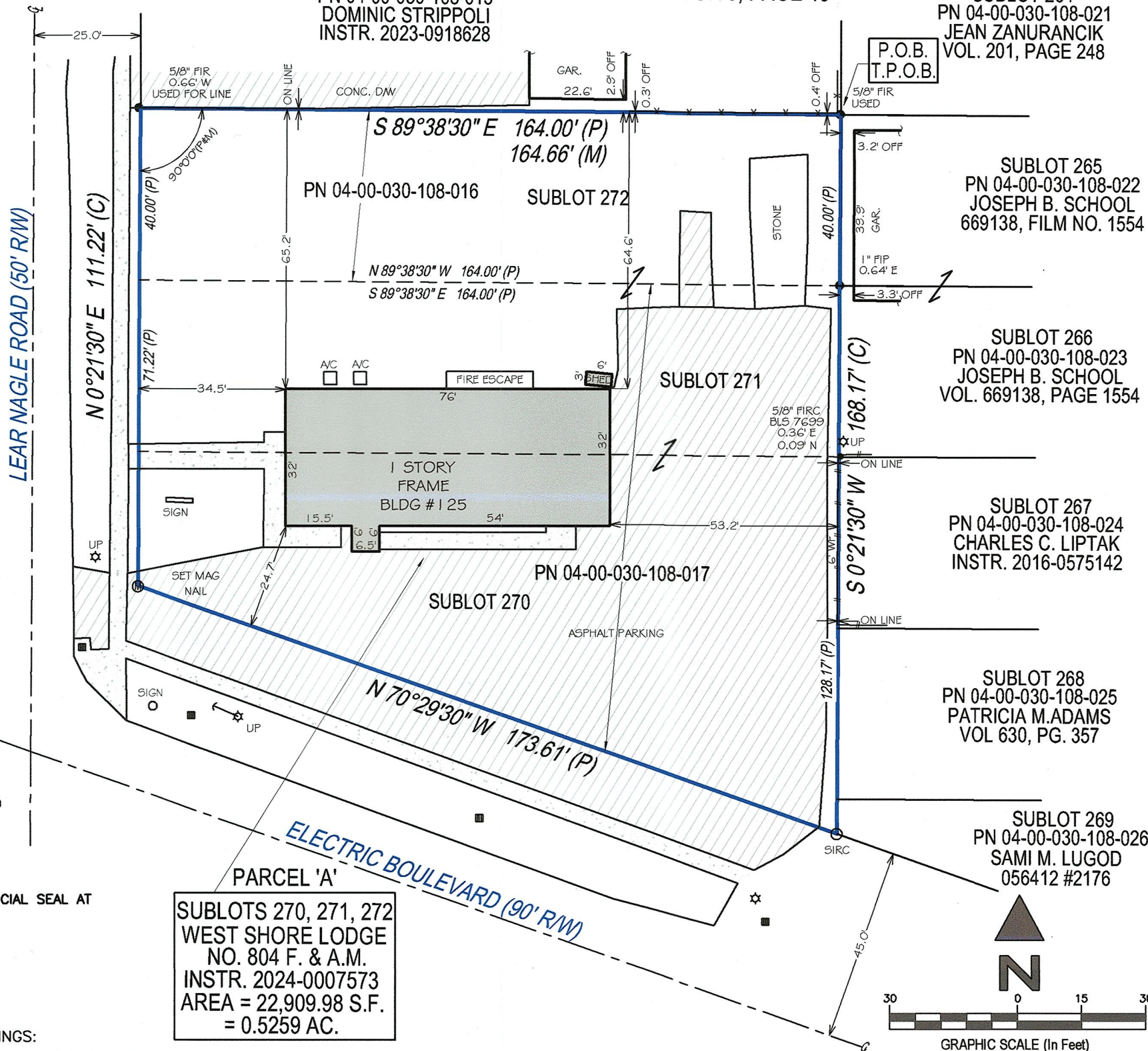
PARCEL 'A'

SUBLOTS 270, 271, 272  
 WEST SHORE LODGE  
 NO. 804 F. & A.M.  
 INSTR. 2024-0007573  
 AREA = 22,909.98 S.F.  
 = 0.5259 AC.

DOCUMENTS USED:

- EAGLE POINT ON THE LAKE, PLAT BOOK 8, PAGE 19 LORAIN COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

EAGLE POINT ON THE LAKE  
 PLAT BOOK 8, PAGE 19



SUBLOT 273  
 PN 04-00-030-108-015  
 DOMINIC STRIPPOLI  
 INSTR. 2023-0918628

SUBLOT 264  
 PN 04-00-030-108-021  
 JEAN ZANURANCIK  
 VOL. 201, PAGE 248

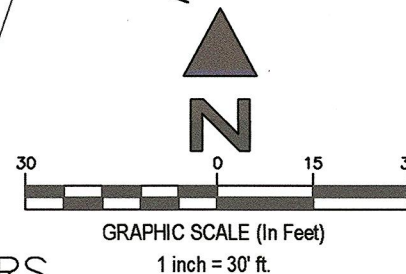
SUBLOT 265  
 PN 04-00-030-108-022  
 JOSEPH B. SCHOOL  
 669138, FILM NO. 1554

SUBLOT 266  
 PN 04-00-030-108-023  
 JOSEPH B. SCHOOL  
 VOL. 669138, PAGE 1554

SUBLOT 267  
 PN 04-00-030-108-024  
 CHARLES C. LIPTAK  
 INSTR. 2016-0575142

SUBLOT 268  
 PN 04-00-030-108-025  
 PATRICIA M. ADAMS  
 VOL 630, PG. 357

SUBLOT 269  
 PN 04-00-030-108-026  
 SAMI M. LUGOD  
 056412 #2176



EXACTA LAND SURVEYORS

1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113  
 PHONE: (216) 751-9000  
 DATE 4-29-2024

WWW.EXACTALAND.COM  
 JOB NO. 2312.2093