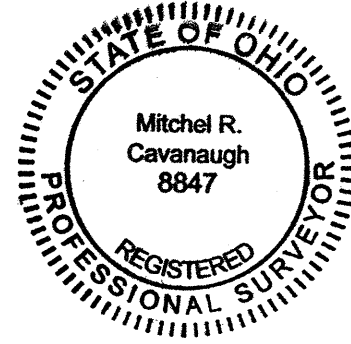


I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

MITCHELL R. CAVANAUGH
PROFESSIONAL SURVEYOR NO. 8847
ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD SUITE 220
INDEPENDENCE, OHIO 44131
440.349.2000

4/30/2025



BOUNDARY SURVEY

SITUATED IN THE CITY OF AMHERST
COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF LOTS 93 AND 100
OF ORIGINAL HENRIETTA TOWNSHIP

BAIRD ROAD - 60'

TELEGRAPH ROAD (SR. 113) - 66'

POINT OF COMMENCEMENT

PRINCIPAL PLACE OF BEGINNING

TOTAL AREA
30,539 SQ. FT.
0.7011 ACRES
(0.0757 ACRES WITHIN R/W)

JOHN E. & ROENA E. MILLER
INST. #2022-0886920 L.C.R.

JOSEPH P. & KAREN D. MAJUT
VOL. 762, PG. 352 L.C.R.
PPN 08-00-100-000-021

HARVEY D. BORN CO. INC.
VOL. 1118, PG. 684 L.C.R.
PPN 08-00-100-000-018

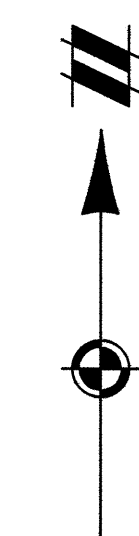
HARVEY D. BORN CO. INC.
VOL. 1118, PG. 684 L.C.R.
PPN 08-00-100-000-018

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM,
NAD83 ZONE OHIO NORTH (2011) NAVD88 DATUM, AS ESTABLISHED
BY ODOT RTN GPS OBSERVATIONS ON APRIL 3, 2025.

SURVEY REFERENCES:
DEEDS AS SHOWN

LORAIN COUNTY GIS
BOUNDARY SURVEY BY SCOTT J. CASEY - 01/23/2017
ODOT LOR-113-1.21

51942
APPROVED
LORAIN CO
MAP DEPT
DATE 5/5/2025
PAGE 08-00-093
BY B. BROWN
ZS-05005



LEGEND		
o S	SET IRON PIN WITH "ATWELL" CAP	--- SUBJECT PROPERTY BOUNDARY
o FIR	FOUND IRON ROD AS NOTED	--- EX. ADJACENT BOUNDARY
o FIP	FOUND IRON PIPE AS NOTED	--- EX. EASEMENT
o FCIR	FOUND CAPPED IRON ROD AS NOTED	--- EX. LOT LINE/SECTION LINE
o F	FOUND MONUMENT AS NOTED	
(CASEY)	SURVEY BY SCOTT J. CASEY	
(LCR)	LORAIN COUNTY RECORDS	
(ODOT)	OHIO DEPT. OF TRANSPORTATION	
(U)	USED	
(O)	OBSERVED	
VOL.	VOLUME	
PG.	PAGE	
INST.	INSTRUMENT	
R/W	RIGHT OF WAY	
C/L	CENTER LINE	
		EX. BUILDING
		EX. GRAVEL
		EX. CONCRETE
		EX. ASPHALT

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OHIO 44131
440.349.2000

CLIENT
JOHN E. MILLER
BOUNDARY SURVEY
51055 TELEGRAPH ROAD
AMHERST, OHIO 44001

DATE
APRIL 3, 2025

REVISIONS

NO.	DATE	DESCRIPTION

SCALE
0 15 30
1" = 30 FEET

DR. MRC CH. MT
P.M. M. TROTTER
BOOK
JOB 25003082
SHEET NO.
1 OF 1

CAD FILE: 25003082B.DWG