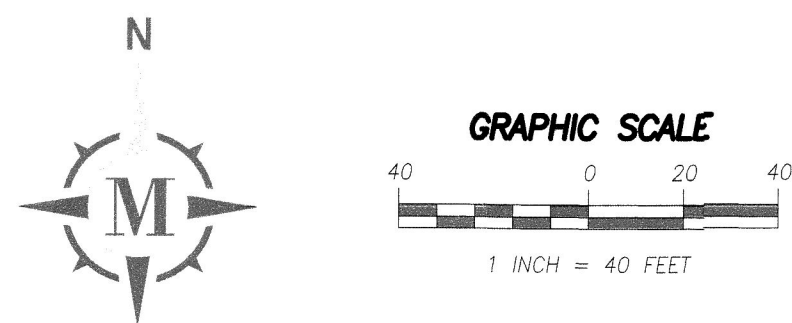




BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF JAYCOX ROAD, OBSERVED AS SOUTH 00°41'08" WEST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

SURVEY REFERENCES

— "PLAT OF BOUNDARY SURVEY SPLIT & COMBINATION FOR JOSEPH P. II & TERESE M. KELLER" PERFORMED BY THOMAS A. SIMON, P.S. S-7775 ON BEHALF OF THOMAS SIMON & ASSOCIATES, INC., DATED OCTOBER 23, 2017.

— LORAIN COUNTY DEED RECORDS

— LORAIN COUNTY TAX MAPS

APPROVED
LORAIN CO
MAP DEPT

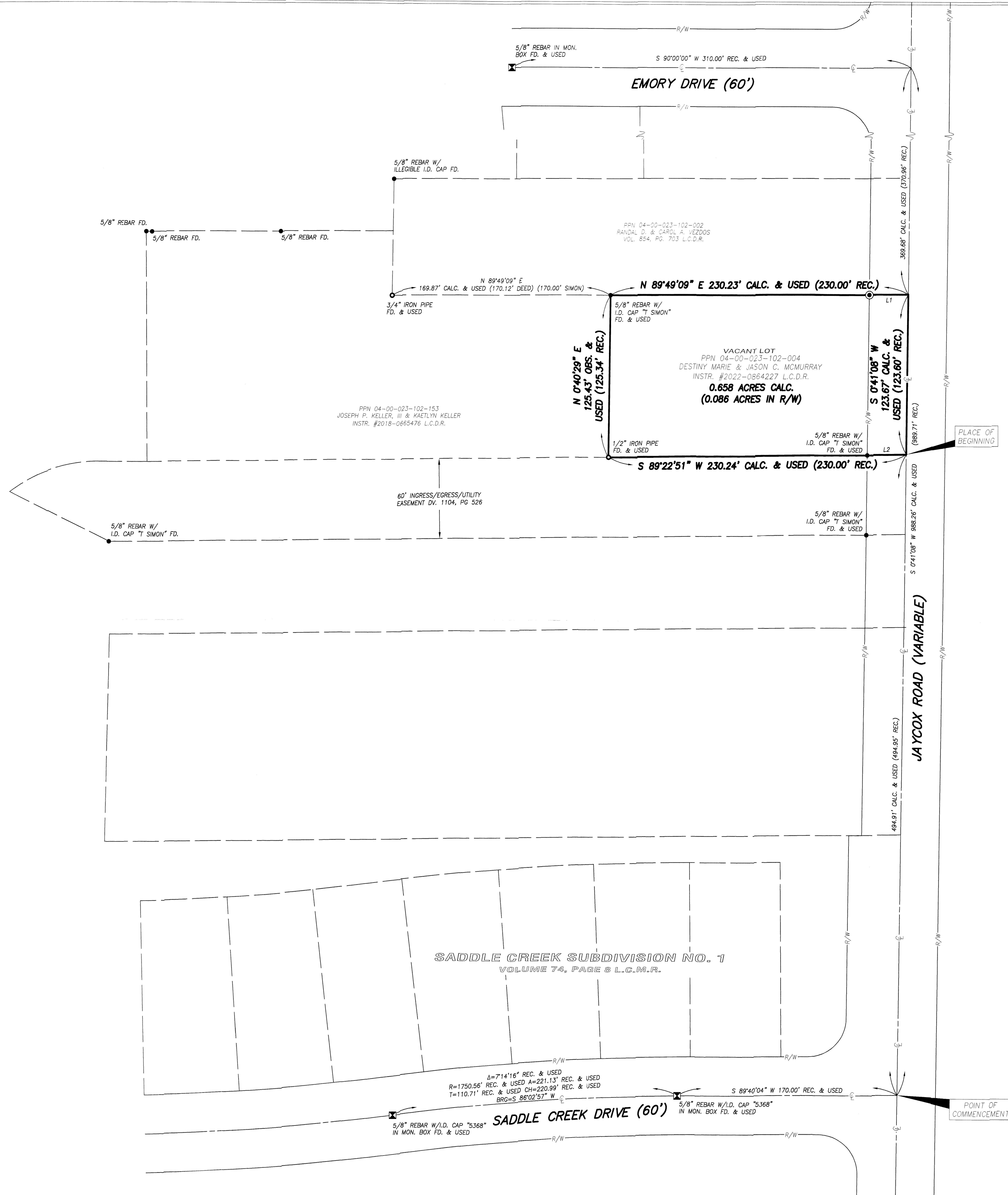
DATE 11/1/25

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BOUNDARY SURVEY
FOR
PPN 04-00-023-102-004
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP, SECTION 23,
RANGE 16 WEST, TOWNSHIP 7 NORTH OF THE CONNECTICUT
WESTERN RESERVE SURVEY, NOW SITUATED IN THE
CITY OF AVON
COUNTY OF LORAIN - STATE OF OHIO

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF.

RONALD W. HINTON
REG. PROF. SURV. No. 7917
Job No.: S25-00196
Field Date: OCTOBER 14, 2025
Survey Date: OCTOBER 31, 2025
Drawn By: JEC

STATE OF OHIO
RONALD W. HINTON
S-7917
REGISTERED
PROFESSIONAL SURVEYOR

LEGEND

- REBAR FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- ⊠ MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LORAIN COUNTY MAP RECORDS
- L.C.D.R. LORAIN COUNTY DEED RECORDS

LINE DATA

LINE	BEARING	DISTANCE
L1	N 89°48'09" E	30.23' CALC. & USED (30.01' REC.)
L2	S 89°22'51" W	30.23' CALC. & USED (30.01' REC.)