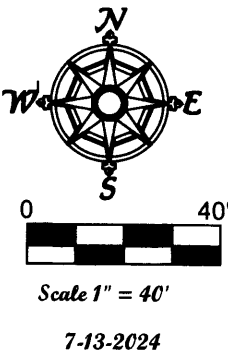
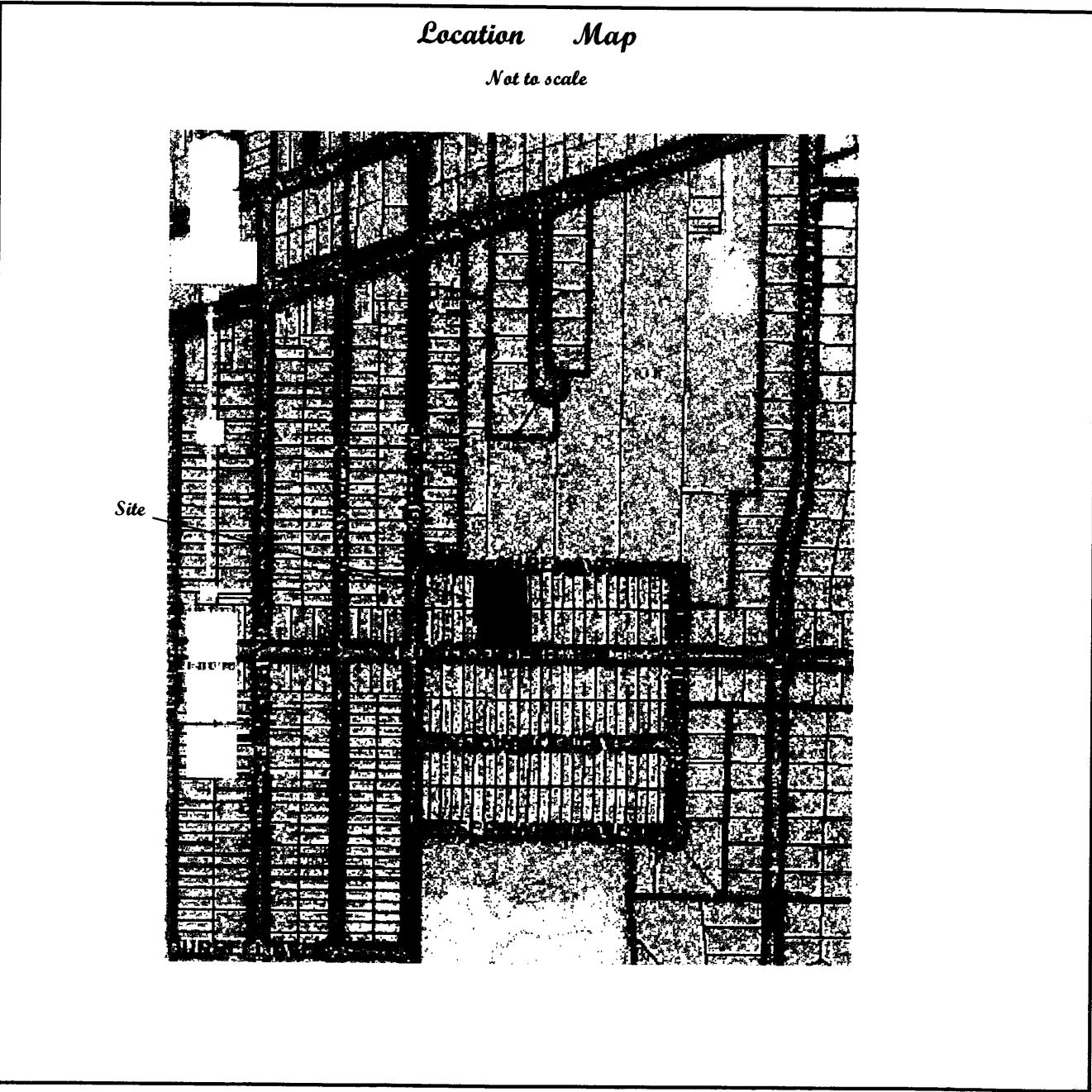


Caruso Woods Subdivision

Situated in Section 7 of Avon Township, now in the City of Avon Lake, County of Lorain, and State of Ohio and being known as a re-subdivision of sublots 531, 532, 533, 534, 535, 563, 564, 565, and parts of sublot 562, 566 of the Belmar Beach Subdivision as recorded in in Volume 12, Pages 1-3 of the Lorain County Records.



Owners Acceptance:

I the owner of the land shown hereon do accept this Plat of the re-subdivision of the Caruso Woods Subdivision.

March 3, 2025
Thomas Caruso AVAA Properties LLC Date

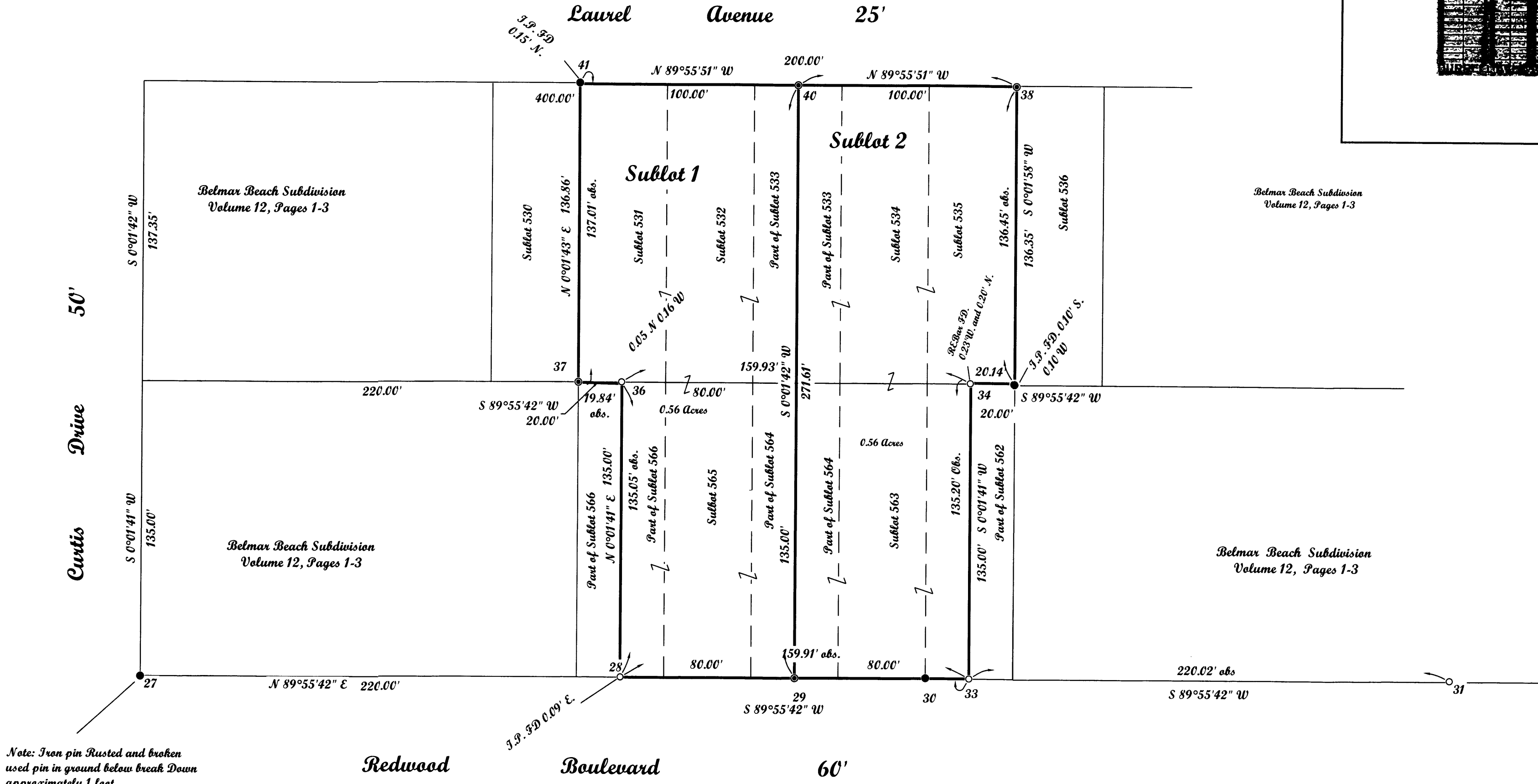
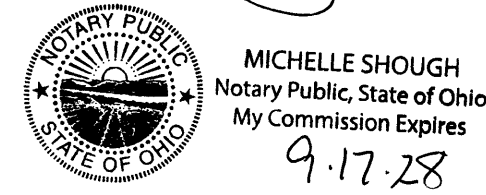
Lorain County } S.S.
State of Ohio }

Before me a Notary Public in and for said County and State, Personally Appeared and the above named owner, owners who acknowledged that they did sign the foregoing instrument and the same was their free act and deed

In witness Whereof I have hereunto set my and official seal

at Lorain County, Ohio this 3rd
Day of March 2025

Michelle Shough 9-17-28
Notary Public My Commission Expires



Note: Iron pin Rusted and broken used pin in ground below break Down approximately 1 foot

Surveyors Certificate:

This is to certify that at the request of the owner, I have surveyed and platted the "Caruso Woods Subdivision" a re-subdivision of sublots 531-535, and 563-565 including parts of sublot 562 and 566 of the Belmar Beach Subdivision as recorded in Volume 12, Pages 1-3 of the Lorain County Records, Situated in the City of Avon lake, All points were found or set as indicated hereon. Distances are shown in Feet and decimal parts thereof all of which I certify to be correct. Bearing are to an assumed meridian for the purpose of describing angles only.

Patrick A. McGannon January 3, 2025
Patrick A. McGannon, Registered Professional Surveyor Number 7154 Date



Note: observed distances reflect the distances measured during the survey between existing survey monuments. Found pins are slightly different than the actual property corners and offsets are noted on the drawing.

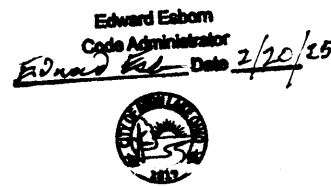
APPROVED

BY THE CITY ENGINEER, CITY OF AVON LAKE, OHIO

Edward Esham 2/20/25
City Administrator

BRAMHALL ENGRG. & SURV. CO.

THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE AUTHOR OF THESE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS.



TRANSFERRED
IN COMPLIANCE WITH SEC. 3157.02
OHIO REV. CODE

MAR 12 2025
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2025-0045198
PLAT Fee: \$90.40 Page 1 of 2
Recorded: 3/12/2025 at 11:54 AM
Receipt: T20250005135
Lorain County Recorder Mike Doran



Plat Vol. 117
page 61

McGannon Surveying, LLC
Boundary Survey
Patrick A. McGannon
Registered Professional Surveyor
1731 Gettysburg Drive, Lorain, Ohio 44053 (440) 282-2712

Note: Bearings shown are to an assumed Meridian and are used to describe angles only.

Prepared exclusively for AVAA Properties of 474 Bay Hill Drive Avon Lake, Ohio 44012 under the term of the work order as if incorporated herewith.



Member Number 2433

Plat SheetInstrument # 2025-0045198

Film # _____

Name of Plat: Caruso Woods SubdivisionOwner: AVAA Properties LLC.

Description: Situated in the City of Avon Lake,
County of Lorain, State of Ohio: Being a part of
Avon Township Section 7 and Being a re-subdivision
of Sublots 531-535, 563-565 and 562, 566 of
Belmar Beach Subdivision recorded in Plat Vol 12
Pages 1-3.

Creating Sublots 1 and 2 -Floor Plans: /Related/Margin: Plat Vol. 12 Pgs. 1-3Comments: /Vol. 117Receiving StampPg. 61Amount: \$ 90.40Initials: SC