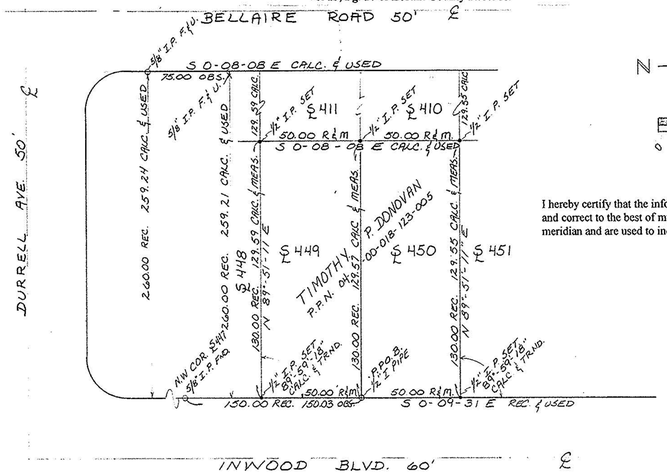
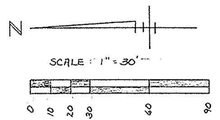
4-00-018-I

Lot Split Survey
for
Timothy P. Donovan
Situated in the City of Avon Lake, County of Lorain, State of Ohio, and known as being sublots 449 and 450 in the Inwood Beach Subdivision, Vol 13, Pg. 10 of Lorain County Records.





I hereby certify that the information contained in this plat of survey is true and correct to the best of my knowledge. Bearings are from an assumed meridian and are used to indicate angles only.

Gregory N. Winters, P. S. # 7727

STATE OF OHIO
GREGORY N. WINTERS
S-7727
REGISTERED PROFESSIONAL SURVEYOR

Winters and Associates
24525 Detroit Rd.
Westlake, Ohio 44145
899-1394, Fax 899-2550

Winters & Associates
Professional Land Surveyors

23412 Clifford Drive
N. Olmsted, Ohio 44070

(216) 777-2962
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Legal Description
Sublot 449

Situated in the City of Avon Lake, County of Lorain, State of Ohio, and known as being part of Original Avon Township Section No. 18, Sublot No's. 449 and 450 in the Inwood Beach Subdivision No. 2 as recorded in Volume 13, Page 10 of Lorain County Records and further bounded and described as follows :
Beginning at a 5/8" iron pin found on the easterly right-of-way of Inwood Blvd.(60' Wide) at the northwest corner of sublot number 447 as shown by the plat recorded in Volume 13, Page 10 of Lorain County Records ;
Thence S 00-09'-31" E along the easterly right-of-way of Inwood Blvd. (60' Wide) a distance of 150.03' to a 1/2" I.P. found at the southwest corner of sublot number 449 and the principal place of beginning ;
Thence N 89-51'-11" E a pro-rated distance of 129.57' to a 1/2" iron pin set at the southeast corner of sublot no. 449 ;
Thence N 00-08'-08" W along the easterly line of sublot no. 449 a distance of 50.00' to the northeast corner of sublot no. 449;
Thence S 89-51'-11" W a pro-rated distance of 129.59' to a 1/2" I.P. set at the northwesterly corner of sublot no. 449 ;
Thence S 00-09'-31" E along the easterly line of Inwood Blvd. a distance of 50.00' to the principal place of beginning and containing 0.1487 Acres of land as surveyed and described in June, 1997 by Gregory N. Winters, Reg. Surveyor No. 7727, be the same more or less, but subject to all legal highways.

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Legal Description
Sublot 450

Situated in the City of Avon Lake, County of Lorain, State of Ohio, and known as being part of Original Avon Township Section No. 18, Sublot No. 450 in the Inwood Beach Subdivision No. 2 as recorded in Volume 13, Page 10 of Lorain County Records and further bounded and described as follows :
Beginning at a 5/8" iron pin found on the easterly right-of-way of Inwood Blvd.(60' Wide) at the northwest corner of sublot number 447 as shown by the plat recorded in Volume 13, Page 10 of Lorain County Records ;
Thence S 00-09'-31" E along the easterly right-of-way of Inwood Blvd. (60' Wide) a distance of 150.03' to a 1/2" I.P. found at the northwest corner of sublot number 450 and the principal place of beginning ;
Thence continuing S 00-09'-31" E a distance of 50.00' to a 1/2" iron pin set at the southwest corner of sublot no. 450 ;
Thence N 89-51'-11" E along the southerly line of sublot no. 450 a pro-rated distance of 129.55' to the westerly line of sublot no. 410;
Thence N 00-08'-08" W a distance of 50.00' to a 1/2" I.P. set at the northeasterly corner of sublot no. 450 ;
Thence S 89-51'-11" W along the northerly line of sublot no. 450 a pro-rated distance of 129.57' to the principal place of beginning and containing 0.1487 Acres of land, as surveyed and described in June, 1997 by Gregory N. Winters, Reg. Surveyor No. 7727, be the same more or less, but subject to all legal highways.