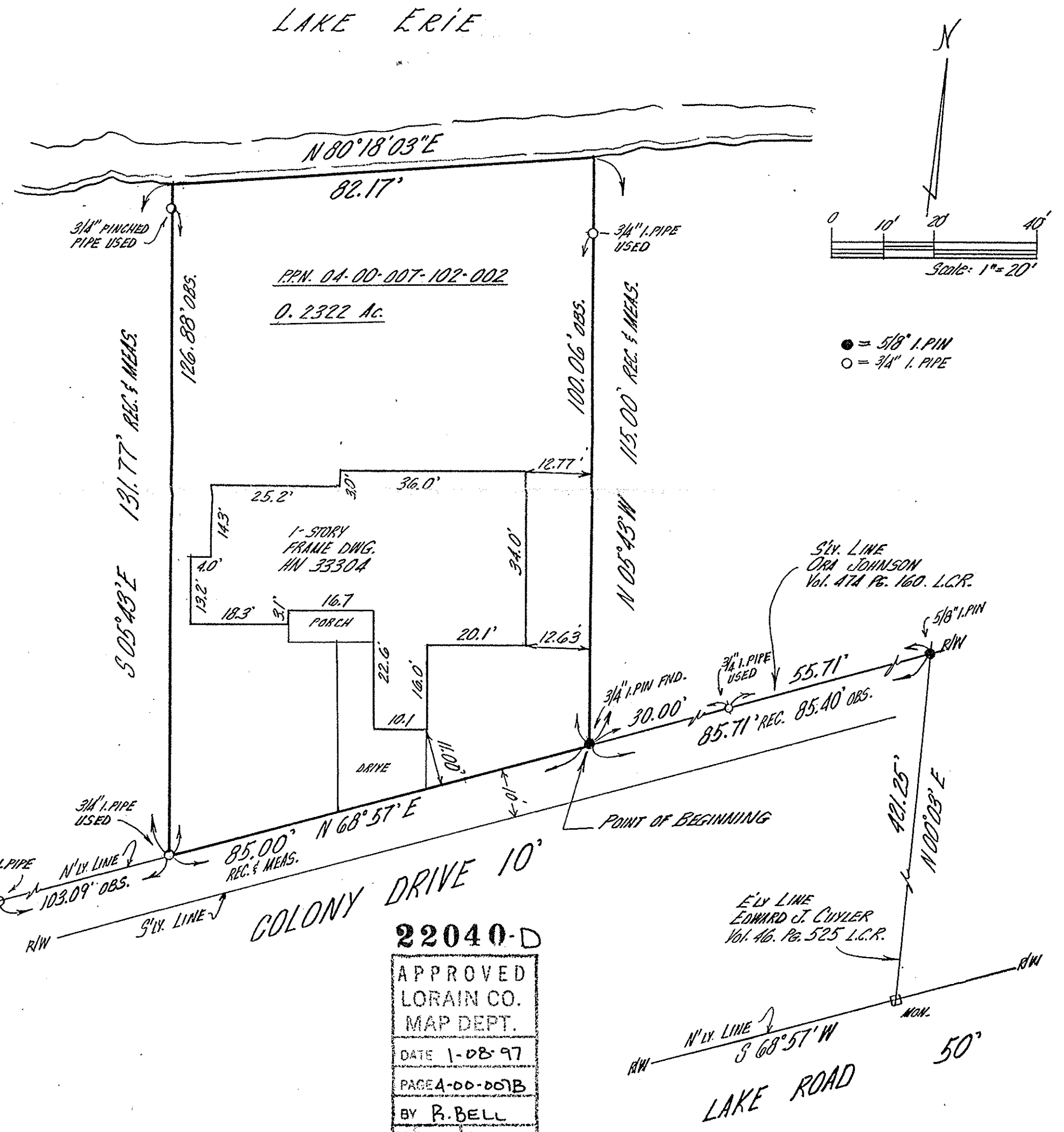


PLAT OF BOUNDARY SURVEY
FOR
ROCKWELL TITLE AGENCY
THIRD FEDERAL SAVINGS & LOAN ASSOCIATION
MARK AND MARLENE PACKER

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO (FORMERLY KNOWN AS AVON LAKE TOWNSHIP) AND KNOWN AS BEING PART OF ORIGINAL AVON LAKE TOWNSHIP SECTION No. 7.

DATE	TITLE	PAGE
	NO.	



AT ALL POINTS SO INDICATED, SURVEY MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

EDWARD B. DUDLEY
P.S. 6747
JAN. 1997
DATE

22040-D
APPROVED
LORAIN CO.
MAP DEPT.
DATE 1-08-97
PAGE 00-001B
BY R. BELL
VOID AFTER # 22040-D

ROCKWELL TITLE W.O. No. 131519C

NORTH COAST ENGINEERING AND SURVEYING CO., INC.
2570 SUPERIOR AVENUE, SUITE 501
CLEVELAND, OHIO 44114
(216) 241-7070

P.P. NO. 04-00-007-102-002	SPLIT #	DATE OF SURVEY
	22040-D	January, 1997
	MAP PAGE	
	4-00-007-B	
SURVEYOR Edward B. Dudley		

LEGAL DESCRIPTION

Situated in the City of Avon Lake, County of Lorain and State of Ohio, formerly known as Avon Lake Township, and being a part of Original Section No. 7, located in said Township and bounded and described as follows:

Beginning at the intersection of the easterly line of land conveyed to Edward J. Cuyler by deed dated April 28, 1880 and recorded in Volume 46, Page 525 of Lorain County Record of Deeds and the northerly line of Lake Road (50.00 feet wide);

Thence North 00° 03' 00" East, along the easterly line of land conveyed to Edward J. Cuyler, 421.25 feet to the southerly line of land conveyed to Ora M. Johnson by deed dated September 29, 1949, and recorded in Volume 474, Page 160 of Lorain County Record of Deeds and the northerly line of Colony Drive (10.00 feet wide);

Thence South 68° 57' 00" West along the southerly line of land so conveyed to Ora M. Johnson passing through a 5/8" iron pin at 0.31 feet and a 3/4" iron pipe at 55.71 feet, 85.71 feet to a 3/4" iron pipe found; to the principal place of beginning

Thence North 05° 43' 00" West, passing through a 3/4" iron pipe at 100.06 feet, 115.00 feet to a point;

Thence South 80° 18' 03" West, 82.17 feet to the northwest corner of land conveyed to Einar A. Borch by deed dated May 25, 1939, and recorded in Volume 305, Page 3 of Lorain County Record of Deeds;

Thence South 05° 43' 00" East along the westerly line of land so conveyed to Einar A. Borch, passing through a 3/4" pipe at 4.90 feet, 131.77 feet to a 3/4" iron pipe found at the southwest corner thereof and the northerly line of Colony Drive;

Thence North 68° 57' 00" East along the northerly line of Colony Drive, 85.00 feet to the principal place of beginning and containing 0.2322 acres as calculated and described by The North Coast Engineering & Surveying Company, Inc. (Edward B. Dudley, P.L.S. No. 6747) in January of 1997, be the same, more or less, but subject to all legal highways.

97-100 (1-6-97)

04-00-007-102-002

33304 Colony - Survey & Legal

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230651
INDEXED

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, using extra sheets if necessary. If decedent's interest was a fractional share, be sure to so state]:

An undivided one-half (1/2) interest in:
Situating in the City of Avon Lake, County of Lorain and State of Ohio: formerly known as Avon Lake Township, and being a part of Original Section No. 7, located in said Township, bounded and described as follows:

Beginning at a point in the Northerly line of a 10.00 foot drive, said drive is described as follows; being a strip of land 10.00 feet wide lying Southerly of the following described line; Beginning at a point in the Easterly line of land conveyed to Edward J. Cuyler by deed dated April 28, 1880, and recorded in Deed Volume 46, Page 525 of Lorain County Record of Deeds; thence North 0°-3' East a distance of 421.25 feet from a monument in the Northerly line of the Lake Road, 50.00 feet in width at its intersection with the Easterly line of land conveyed to Edward J. Cuyler as aforesaid, said Northerly line running South 68°-57' West and parallel to the Lake Road, thence from this point South 68°-57' West along the Southerly line of premises as deeded to Ora M. Johnson by deed dated September 29, 1949, and recorded in Deed Volume 474, page 160 of Lorain County Record of Deeds a distance of 55.71 feet to an iron pin; thence continuing along this same course of South 68°-57' West a distance of 30.00 feet to an iron pin and the principle place of beginning of the premises herein described; thence from this point North 5°-43' West a distance of 100.00 feet to an iron pin; thence continuing along this same course of North 5°-43' West a distance of 15.00 feet to the top of the bank of Lake Erie; thence Southwesterly along the top of the bank to a point at the North West corner of premises as deeded to Einar A. Borch by deed dated May 25, 1939, and recorded in Deed Volume 305, page 3 of Lorain County Record of Deeds; thence South 5°-43' East along the Westerly line of premises as deeded to Einar A. Borch as mentioned above a distance of 5.00 feet to an iron pin; thence continuing along the same course of South 5°-43' East a distance of 126.77 feet to an iron pin at the South West corner of premises as deeded to Einar A. Borch; thence North 68°-57' East along the Northerly line of a 10.00 foot drive a distance of 85.00 feet to an iron pin and the place of beginning of the premises herein described.

As surveyed by J.W. Warden, Registered Surveyor, July 26, 1950, be the same more or less, but subject to all legal highways.

Prior Instrument Reference: Volume 1306, Page 339
Deed Records
Lorain County, Ohio

SEPTEMBER 11th, 1986: RECORDER
ROBERT J. CORTS, JUDGE
FILM ROLL NO. 2771

SEP 17 10 03 AM '86
REC'D FOR REPRODUCTION
LORAIN COUNTY
Date 11-05-86 PAGE 239
I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.
ROBERT J. CORTS, JUDGE

SEPTEMBER 11th, 1986. BY: [Signature]
PREPARED BY: L. SNOWDEN MITCHELL, Attorney at Law
6401 Bays Road, Wayne, Ohio 43466
mail ESF: Diane - transfer 10⁰⁰ Sept.

Jimison Keith D.
33304 Colony Dr.
04-00-007-102-002
LEGAL DESC. INADQUATE
NEED SURVEY BEFORE
TRANSFER

COPY