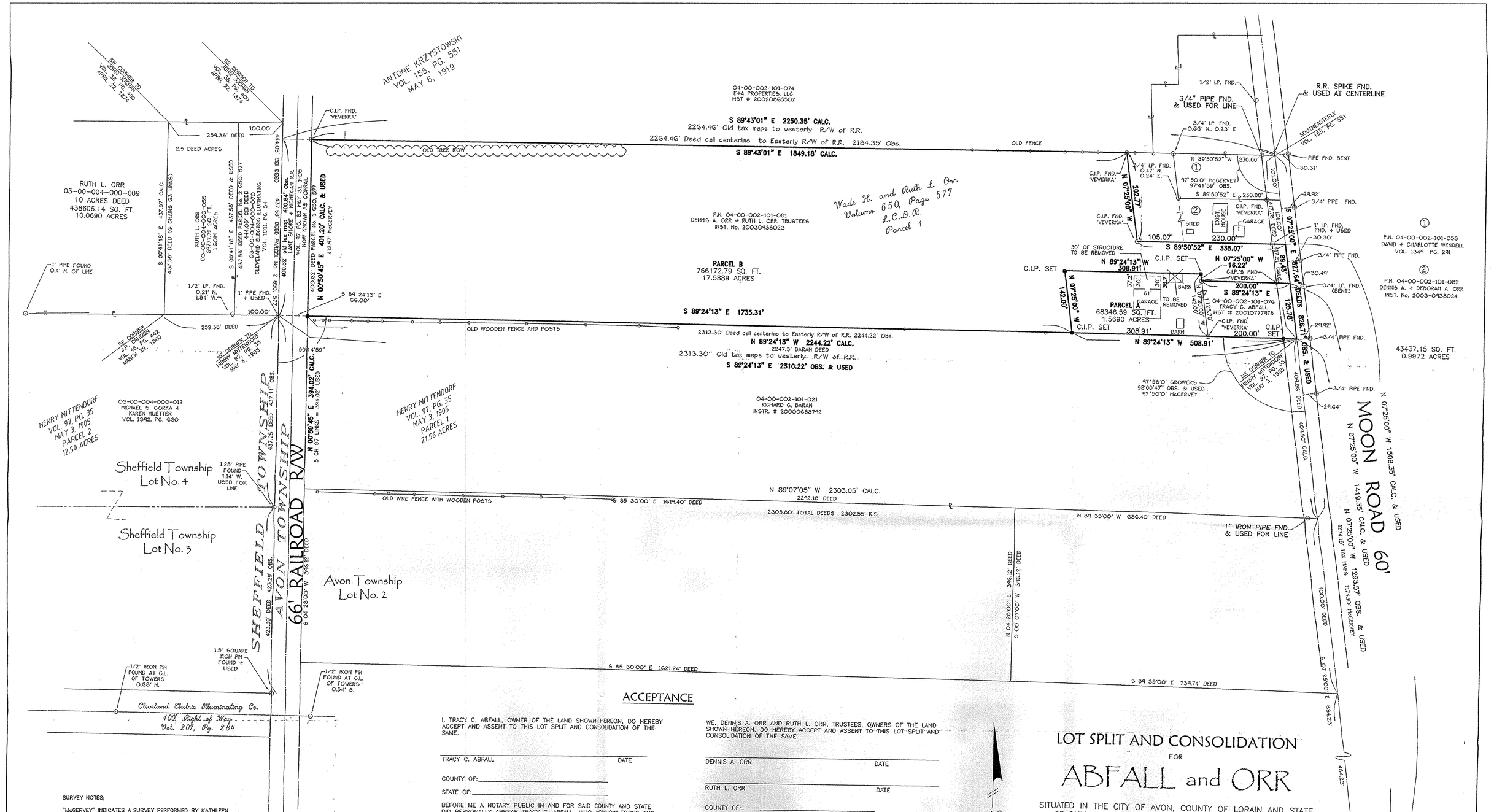

ACCEPTANCE

I, TRACY C. ABFALL, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT AND ASSENT TO THIS LOT SPLIT AND CONSOLIDATION OF THE SAME.

TRACY C. ABFALL DATE

COUNTY OF:

STATE OF:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR TRACY C. ABFALL, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HER FREE ACT AND DEED, IN WITNESS THEREOF I SET MY HAND AND OFFICIAL SEAL AT_____THIS_____DAY OF_____, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

WE, DENNIS A. ORR AND RUTH L. ORR, TRUSTEES, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT AND ASSENT TO THIS LOT SPLIT AND CONSOLIDATION OF THE SAME.

DENNIS A. ORR DATE

RUTH L. ORR DATE

COUNTY OF:

STATE OF:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR DENNIS A. ORR AND RUTH L. ORR, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED, IN WITNESS THEREOF I SET MY HAND AND OFFICIAL SEAL AT_____ THIS_____ DAY OF_____, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

LOT SPLIT AND CONSOLIDATION
FOR
ABFALL and ORR

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 2

0' 100' 200' 300'

SCALE 1" = 100'-0"
MAY 27, 2004
REVISED FEBRUARY 2005

PREPARED BY

L.V. Surveying, Inc.
15145 LORAIN AVENUE
CLEVELAND, OHIO 44111
216-251-6972 FAX:216-251-7685

SURVEY NOTES;

"McGERVEY" INDICATES A SURVEY PERFORMED BY KATHLEEN McGERVEY P.S.7971, OF VINCENT C. McGERVEY, INC. DATED APRIL 2000. THE "McGERVEY" SURVEY INDICATES IRON PINS FOUND IN APRIL 2000, THESE PINS WERE NOT FOUND BY L.V. SURVEYING AND DO NOT APPEAR TO HAVE EXISTED IN 2000.

2. THE "McGERVEY" SURVEY CALLS FOR THE WESTERLY LINE TO BE 412.97 FEET, IGNORING THE ORIGINAL DEED (VOL. 650 PG. 577) DISTANCE OF 400.62 FEET. L.V. SURVEYING HAS DECIDED TO USE THE ORIGINAL DEED DISTANCE OF 400.62 FEET BASED ON OCCUPATION.

3. THE "McGERVEY" SURVEY CALLS FOR PINS SET AT THE CORNERS OF PARCEL B OF SAID SURVEY, NO PINS WERE FOUND.

4. THE ORIGINAL DEED (VOL. 650 PG. 577) CALLS FOR PARCEL 1 TO BE 19.39 ACRES, THE McGERVEY SURVEY CALCULATED 20.085 ACRES. L.V. SURVEYING, INC. HAS A CALCULATED AREA OF 19.12 ACRES.

CONCLUSION; THE "McGERVEY" SURVEY AND THE DEEDS THAT ARE CURRENTLY ON FILE BECAUSE OF IT DID NOT USE THE DEED OF RECORD ON FILE AT THAT TIME, DID NOT ACTUALLY OBSERVE THE PINS CALLED FOR TO SUPPORT THEIR SURVEY AND IGNORED THE OBSERVABLE EVIDENCE OF THE OLD FENCE AND TREE LINE ALONG THE PROPERTY LINE.

L.V. SURVEYING, INC. HAS DECIDED TO IGNORE THE "McGERVEY" SURVEY AND RETURN TO THE PRIOR DEED TO ESTABLISH THE PROPERTY LINES.

LEGEND

I.P. MON.	[H]	= IRON PIN MONUMENT FOUND
I.P. FND.	○	= IRON PIN FOUND
C.I.P. FND.	○	= CAPPED IRON PIN FOUND
PIPE FND.	◎	= PIPE FOUND
R.R. SPIKE FND.	○	= RAILROAD SPIKE FOUND
C.I.P. SET	●	= CAPPED IRON PIN SET W/YELLOW CAP STAMPED "VEVERKA PS 7513"

THIS MAP IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL BEARINGS GIVEN ARE TO AN ASSUMED MERIDIAN AND ARE TO INDICATE ANGLES ONLY, ALL PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I BELIEVE TO BE CORRECT.

Louise A. Veverka 2/18/05
LOUISE A. VEVERKA, P.S. 7513

STATE OF OHIO
LOUISE A. VEVERKA
7513
REGISTERED PROFESSIONAL SURVEYOR

№ 01786
APPROVED
COUNTY ENG.
DATE 3-10-05
PARCEL 4-00-002-E
BY
№ 04-01786

IRON PIN MON. FND. & USED

03149