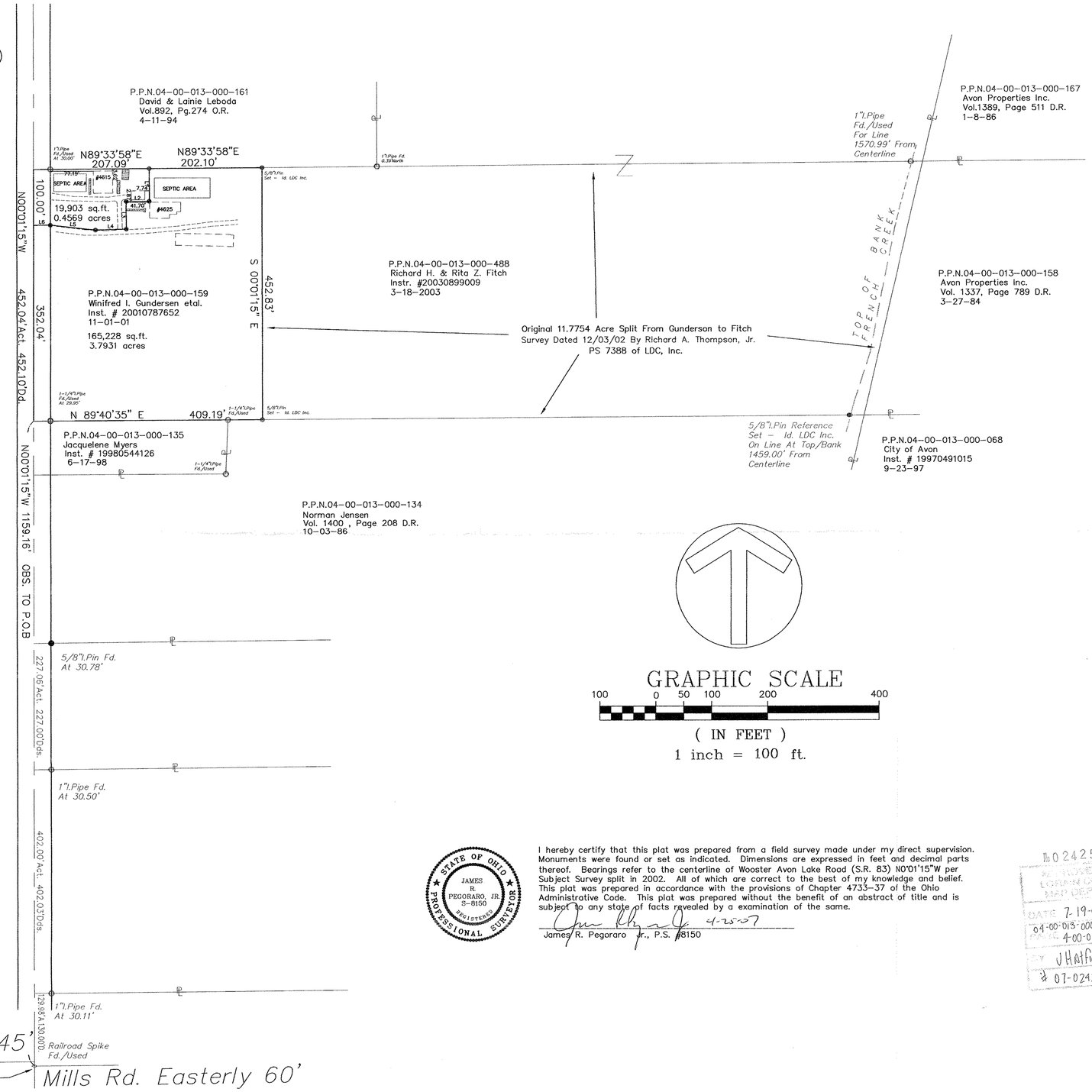
# PLAT OF LOT SPLIT

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 13, FURTHER
KNOWN AS BEING A LOT SPLIT OF LAND CONVEYED TO WINIFRED GUNDERSEN
BY INSTRUMENT NO. 20010787652 OF LORAIN COUNTY RECORDS (PPN 04-00-013-000-159)

NOVEMBER, 2006 SCALE 1" = 100'
REVISED APRIL, 2007




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 58.85 | S00°11'22"E |
| L2 | 41.09 | S89°48'38"W |
| L3 | 49.65 | S00°11'22"E |
| L4 | 55.33 | S88°24'27"W |
| L5 | 81.49 | N83°46'56"W |
| L6 | 30.00 | S89°33'58"W |

STATE OF OHIO
JAMES R. PEGORARO, JR. S-8150
REGISTERED
PROFESSIONAL SURVEYOR

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to the centerline of Wooster Avon Lake Road (S.R. 83) N0°01'15"W per Subject Survey split in 2002. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by a examination of the same.

4-25-07
James R. Pegoraro Jr., P.S. #8150

P.P. NO. (04-00-013-000-487) 04-00-013-000-502,503
SPLIT # 07-02425
DATE OF SURVEY 4-27-2007
MAP PAGE 04-00-013-G
SURVEYOR James R Pegoraro
Scan# 39765

#02425
RECEIVED
LORAIN CO.
MAP DEPT.
DATE 7-19-07
PARCEL 04-00-013-000-487
04-00-013 G
BY J Hatfield
# 07-02425

RECEIVED
JUL 27 2007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