MAP OF SURVEY

for

726 AVON BELDEN ROAD

Known as being part of Original Avon Township Section No. 17, now situated in the

CITY OF AVON LAKE
COUNTY OF LORAIN – STATE OF OHIO

by

McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585–9800

The basis of bearings for this survey is South 89°–44'–46" West as the southerly line of Pin Oak Parkway, as evidenced by monuments found, and is the same bearing as found on a map of survey by KS Associates dated November 2, 2000. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN 7104".

Robert A. Dorner 6/22/09
ROBERT A. DORNER — REG. PROF. SURV. No. 6943

Job No.: 09–103
Site No.: 2612
Field Date: June 17, 2009
Survey Date: June 22, 2009

STATE OF OHIO — ROBERT A. DORNER 6943 — REGISTERED SURVEYOR

NORTH

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND OF MONUMENTATION

- denotes iron pin found as noted
- denotes iron pin in monument box assembly found as noted
- denotes iron pipe found as noted
- denotes square iron bar found as noted
- denotes 5/8" diameter x 30" long iron pin with "McSTEEN 7104" ID cap set
- denotes drill hole set
- denotes PK (masonry) nail set

SIGNIFICANT OBSERVATIONS

[A] A gravel drive provides access to the subject property via the northerly adjoining property.

[B] Adjoining asphalt area encroaches over a northerly line of subject property by a maximum of approximately 1.1 feet.

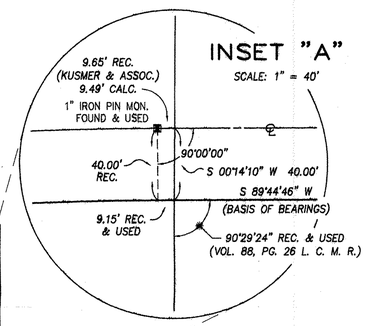
[C] Subject asphalt drive encroaches over a southerly line of subject property by a maximum of approximately 0.5 feet.

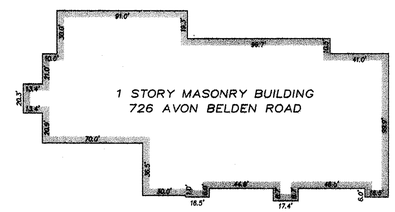
[D] Adjoining fence encroaches over a southerly line of subject property by a maximum of approximately 0.9 feet.

[E] An asphalt drive provides access to the subject property via the southerly adjoining property.

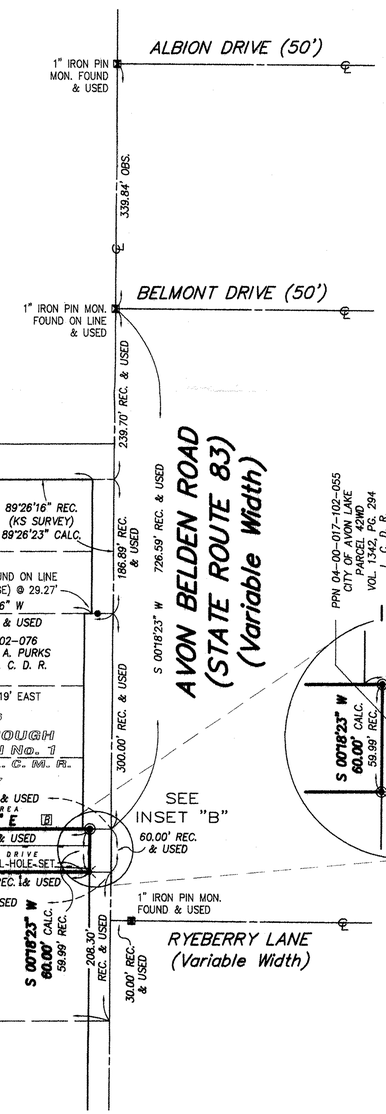
SURVEY REFERENCES USED

1. Subject and adjoining deeds as noted
2. A. B. McDonough Subdivision No. 1 (Vol. 16, Pg. 1A L. C. M. R.)
3. Avon Lake Office & Storage Condominiums, a Commercial Condominium (Vol. 83, Pg. 26 L. C. M. R.)
4. Map of survey by KS Associates dated November 2, 2000
5. Map of survey by Kusmer & Associates dated June 7, 2004
6. Map of Survey by Haywood Civil Engineering & Land Surveying, Inc. dated March 4, 2008





DETAIL OF BUILDING
SCALE: 1" = 50'



PPN 04–00–017–102–138
CITY OF AVON LAKE, OHIO
DOC. No. 1999–0586883 L. C. R.

PIN OAK PARKWAY (Variable Width)

S 89°44'46" W (USED AS BASIS OF BEARINGS) 2303.16' REC. (DOC. No. 1999–0586883 L. C. R.) 2307.20' CALC.

SEE INSET "A"

PPN 04–00–017–102–212 HENRY ALVIN GATES & DEBORAH JEAN GATES, TRUSTEES DOC. No. 2006–0169594 L. C. R. — 238.88' REC. 238.93' CALC.

PPN 04–00–017–102–213 FUTURE LIFE LLC DOC. No. 2007–0197862 L. C. R. — 705.62' REC. 705.96' CALC.

PPN 04–00–017–102–214

PPN 04–00–017–102–206 TELECOMMUNICATIONS INFRASTRUCTURE DEVELOPMENT CO., LLC DOC. No. 2004–0980787 L. C. R. — 234.79' REC. & CALC.

PPN 04–00–017–102–202 TELECOMMUNICATIONS INFRASTRUCTURE DEVELOPMENT CO., LLC DOC. No. 2002–0819847 L. C. R.

PPN 04–00–017–102–153 NEW PERSPECTIVE PROPERTY MANAGEMENT LLC DOC. No. 2003–0943178 L. C. R. — 234.58' REC. 234.61' CALC.

PPN 04–00–017–102–145 POSH REALTY PROPERTY HOLDINGS, LLC DOC. No. 2007–0226760 L. C. R. — 893.17' REC. 892.68' CALC.

AVON LAKE OFFICE & STORAGE CONDOMINIUMS, A COMMERCIAL CONDOMINIUM VOL. 83, PG. 26 L. C. M. R.

LOT 8 — LOT 17

184.89' REC. & USED

N 00°14'10" E 569.78' CALC. & USED

1" SQUARE IRON BAR FOUND ON LINE 0.87' SOUTH

5/8" IRON PIN FOUND ON LINE ("REITZ ENG." ID CAP)

N 89°47'06" E 1984.22' CALC. & USED

5/8" IRON PIN FOUND 0.22' SOUTH ("KS ASSOC." ID CAP)

5/8" IRON PIN FOUND 0.22' SOUTH ("KS ASSOC." ID CAP)

5/8" IRON PIN FOUND ON LINE (NORTH EDGE) ("KS ASSOC." ID CAP)

PPN 04–00–017–102–017
IRISH HERITAGE CLUB, INC.
O. R. VOL. 966, PG. 227 L. C. R.
1,058,629 SQUARE FEET (24.303 ACRES)

ASPHALT PARKING — ASPHALT PARKING — CONCRETE — SEE DETAIL — LIGHT POLE — P. K. NAIL SET — ASPHALT

1" SQUARE IRON BAR FOUND ON LINE (WEST EDGE)

PPN 04–00–008–104–096
CITY OF AVON LAKE
O. R. VOL. 1128, PG. 207 L. C. R.

1" IRON PIPE FOUND 0.25' EAST & USED FOR LINE

1689.07' CALC. & USED
S 89°44'55" W

PPN 04–00–017–102–056

PPN 04–00–017–102–022
CITY OF AVON LAKE
VOL. 1057, PG. 366 L. C. D. R.

FENCE 344.63' REC. & USED
S 89°47'06" W

N 00°18'23" E 60.00' REC. & USED

FRAME PAVILION

647.21' CALC. & USED
S 89°44'55" W

89°26'16" REC. (KS SURVEY) 89°26'23" CALC.

5/8" IRON PIN FOUND ON LINE (SOUTH EDGE) @ 29.27'
S 89°47'06" W
352.74' REC. & USED

PPN 04–00–017–102–076
CHARLES V. & SALLY A. PURKS
VOL. 582, PG. 572 L. C. D. R.

3/4" IRON PIPE FOUND 1.19' EAST

LOT 696
A. B. McDONOUGH SUBDIVISION No. 1
VOL. 16, PG. 1A L. C. M. R.
LOT 697

S 00°18'23" W 300.00' REC. & USED

352.74' REC. & USED
ASPHALT AREA
N 89°47'06" E

322.74' CALC. & USED

90°00'00" REC. & USED

ASPHALT DRIVE — DRILL-HOLE-SET

S 89°47'06" W 382.74' REC. & USED

412.74' REC. & USED

5/8" IRON PIN FOUND 0.10' WEST

PPN 04–00–017–102–067
ALBERTA M. HASSEL
O. R. VOL. 94, PG. 20 L. C. R.

S 00°18'23" W 60.00' CALC. 59.99' REC.

726.59' REC. & USED — 186.89' REC. & USED — 300.00' REC. & USED

SEE INSET "B"

60.00' REC. & USED

PPN 04–00–017–102–055
CITY OF AVON LAKE
PARCEL 42WD
VOL. 1342, PG. 294
L. C. D. R.

INSET "B"
SCALE: 1" = 40'
40.00' — S 89°47'06" W 30.00' REC. & USED — S 00°18'23" W 60.00' CALC. 59.99' REC. — S 00°18'23" W 60.00' REC. & USED — N 89°47'06" E 30.00' REC. & USED

CURVE (A)
Δ = 3°56'38"
R = 4208.44' REC. & USED
A = 289.54'
T = 144.83'
C = 289.49' CALC. & USED
289.12' REC.
S 22°03'37" E

09-02720
APPROVED
LORAIN CO.
MAP DEPT
DATE 7/14/09
PAGE 04-00-017F
BY mk
09-02720

F:\Land Projects 2004\09-103\dwg\09-103.dwg 6/22/2009 3:32:20 PM EDT