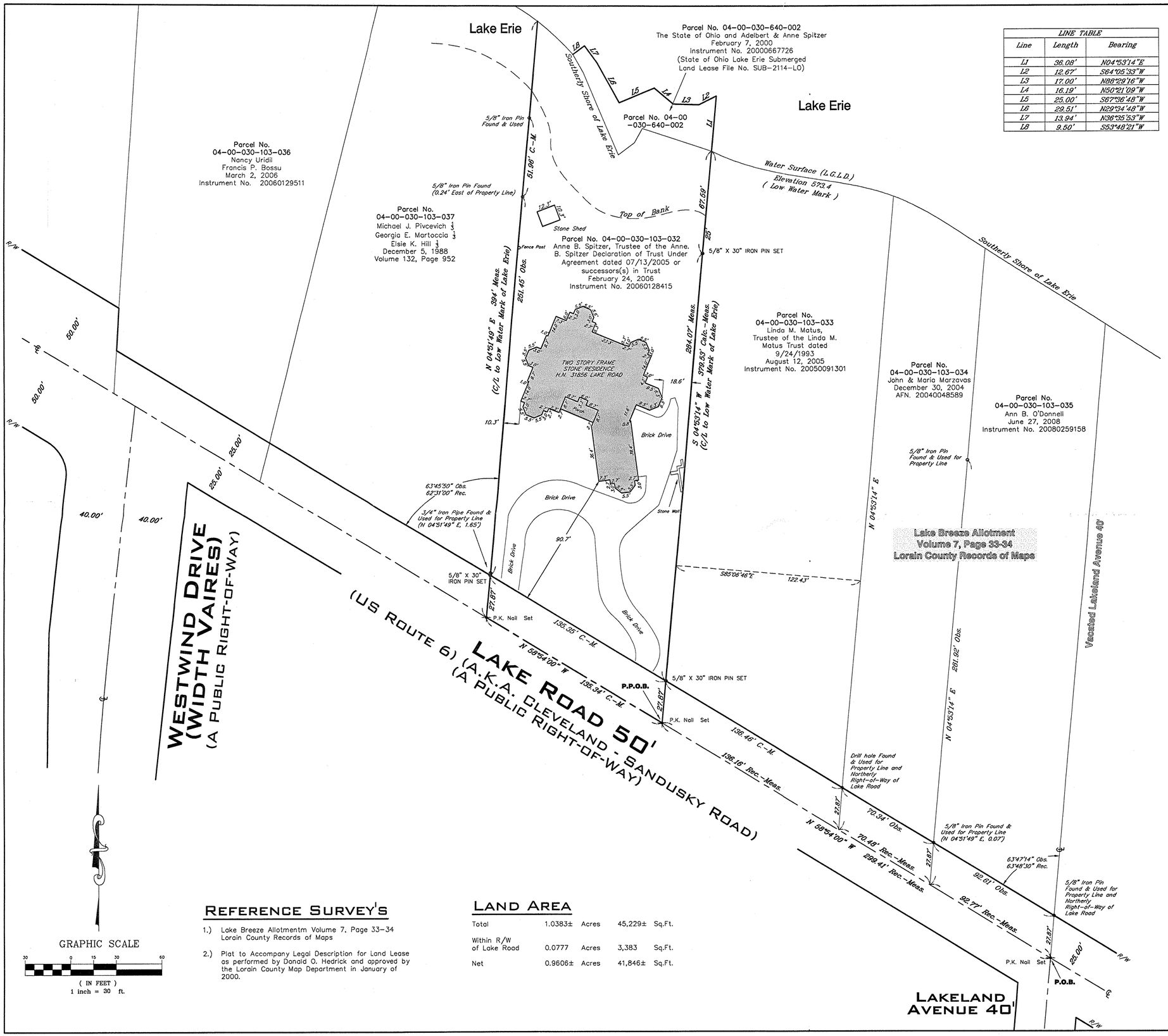
BOUNDARY SURVEY

OF

PARCEL NO. 04-00-030-103-032
PARCEL NO. 04-00-030-640-002
31856 LAKE ROAD
CITY OF AVON LAKE, OHIO



LINE TABLE		
Line	Length	Bearing
L1	36.08'	N04°53'14"E
L2	12.67'	S64°05'33"W
L3	17.00'	N88°29'16"W
L4	16.19'	N50°21'09"W
L5	25.00'	S67°08'48"W
L6	29.51'	N29°34'48"W
L7	13.94'	N36°35'53"W
L8	9.50'	S53°48'21"W

LEGAL DESCRIPTION

Situated in the City of Avon Lake, County of Lorain and State of Ohio and known as being part of the Original Avon Township Section 30

BASIS OF BEARINGS

The easterly line of land conveyed Adelbert and Anne Spitzer (Parcel No. 04-00-030-103-032) as North 04°53'14" East per a Plat to Accompany Legal Description for Land Lease as performed by Donald O. Hedrick and approved by the Lorain County Map Department in January of 2000.

DEED OF REFERENCE

Land conveyed to Anne B. Spitzer, Trustee of the Anne. B. Spitzer Declaration of Trust Under Agreement dated 07/13/2005 or successors(s) in Trust (Parcel No. 04-00-030-103-032) by deed dated February 24, 2006 and recorded in Instrument No. 20060128415 of Lorain County Records.

Land Submerged Land Lease between Adelbert and Anna Spitzer (Parcel No. 04-00-030-640-002) and The State of Ohio (File Number SUB-2114-LO) by deed dated February 7, 2000 and recorded in Instrument No. 20000667726 of Lorain County Records.

SURVEYOR CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

August 3, 2009

Edward B. Dudley — P.S. No. 6747 — Date

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

STATE OF OHIO
EDWARD B. DUDLEY, III
S-6747
REGISTERED PROFESSIONAL SURVEYOR

H09-0186010-D
APPROVED
LORAIN CO.
MAP DEPT
DATE 8-5-09
PAGE 4-00-030-B
BY D. Holland

LEGEND

- M = Monument Box Found
- O = Iron Pin or Pipe Found
- ● = 5/8" Iron Pin Set
- ℄ = Centerline
- ⊗ = Drill Hole Set / Found
- ┼ = P.K. Nail Set

Parcel line
Original Sublot Line
Original Lot / Section Line
Centerline
Property Line
Right-of-way Line

Calc./C.	Calculated	Plat	Filed of Recorded Plat
E.	East	R/W	Right-of-Way
H.N.	House Number	Rec./R.	Record
Meas./M.	Measured	Sq.Ft.	Square Feet
N.	North	S.	South
Obs.	Observed	W.	West
P.O.B.	Place of Beginning		
P.P.O.B.	Principal Place of Beginning		

REFERENCE SURVEY'S

1.) Lake Breeze Allotmentm Volume 7, Page 33-34 Lorain County Records of Maps

2.) Plat to Accompany Legal Description for Land Lease as performed by Donald O. Hedrick and approved by the Lorain County Map Department in January of 2000.

LAND AREA

Total	1.0383±	Acres	45,229±	Sq.Ft.
Within R/W of Lake Road	0.0777	Acres	3,383	Sq.Ft.
Net	0.9606±	Acres	41,846±	Sq.Ft.

DRAWN BY

BDK

APPROVED

EBD P.S. No. 6747

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2618 NORTH MORELAND BOULEVARD
CLEVELAND - OHIO - 44120
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