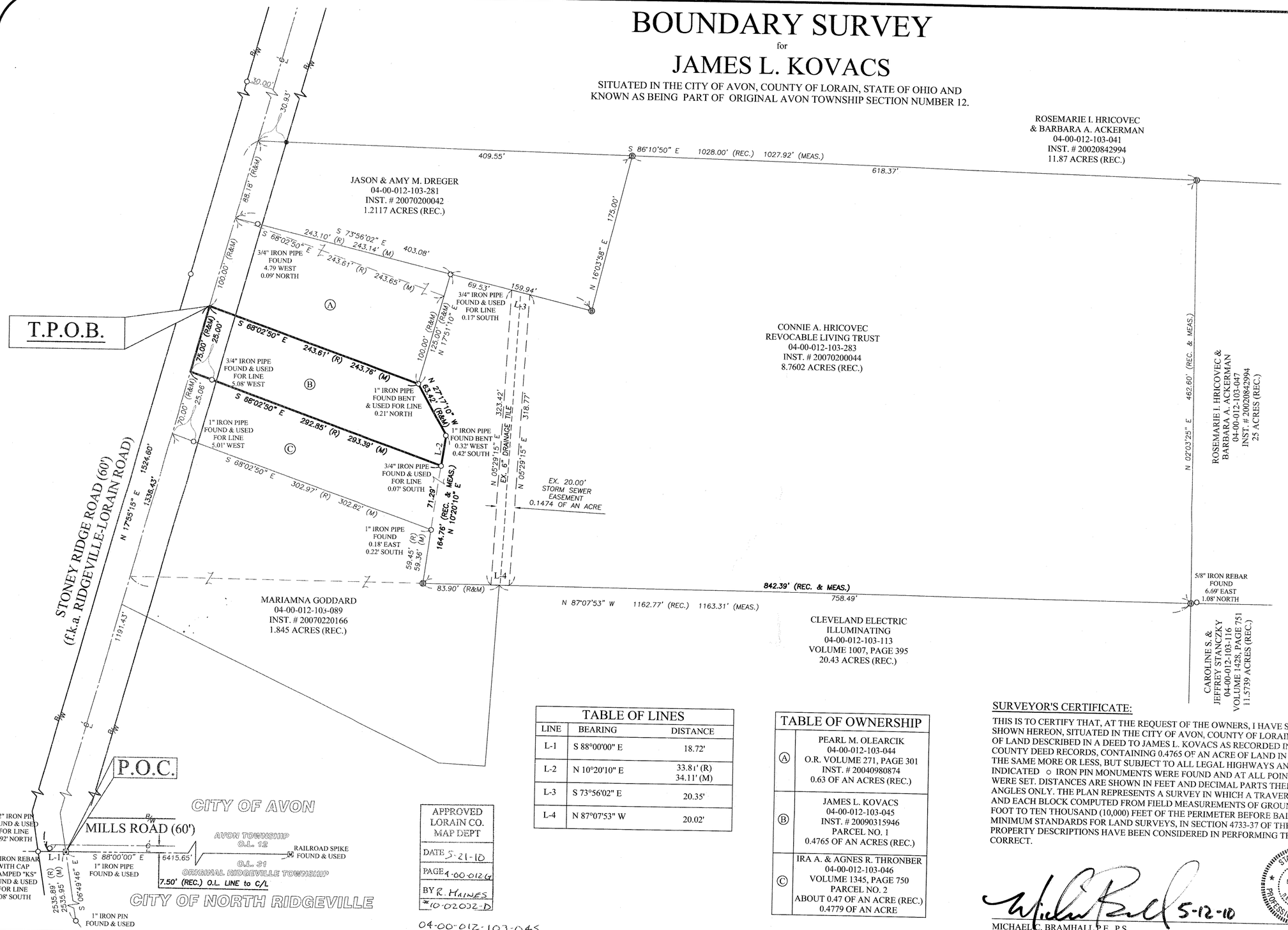
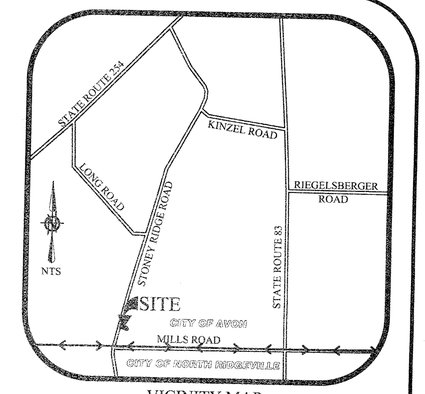
BOUNDARY SURVEY

for

JAMES L. KOVACS

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 12.





VICINITY MAP

LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- ○ IRON PIPE OR PIN FOUND AS INDICATED
- ⊕ 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE PLACE OF BEGINNING
- (R) (REC.) RECORD
- (M) (MEAS.) MEASURED
- R/W RIGHT-OF-WAY LINE
- M MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED

GRAPHIC SCALE

0 25 50 100

(IN FEET)

SCALE: 1" = 50'

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF MILLS ROAD WHICH WAS ASSUMED TO BE SOUTH 88°00'00" EAST AS OBSERVED IN LORAIN COUNTY ROAD RECORD BOOK B, PAGE 310 OF THE LORAIN COUNTY ENGINEER'S RECORDS

AS SURVEYED IN FEBRUARY OF 2007
UPDATED IN MAY OF 2010

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	S 88°00'00" E	18.72'
L-2	N 10°20'10" E	33.81' (R) 34.11' (M)
L-3	S 73°56'02" E	20.35'
L-4	N 87°07'53" W	20.02'

TABLE OF OWNERSHIP

Ⓐ	PEARL M. OLEARCIK 04-00-012-103-044 O.R. VOLUME 271, PAGE 301 INST. # 20040980874 0.63 OF AN ACRES (REC.)
Ⓑ	JAMES L. KOVACS 04-00-012-103-045 INST. # 20090315946 PARCEL NO. 1 0.4765 OF AN ACRES (REC.)
Ⓒ	IRA A. & AGNES R. THRONBER 04-00-012-103-046 VOLUME 1345, PAGE 750 PARCEL NO. 2 ABOUT 0.47 OF AN ACRE (REC.) 0.4779 OF AN ACRE

APPROVED
LORAIN CO.
MAP DEPT
DATE 5-21-10
PAGE 4-00-012G
BY R. HAINES
#10-02032-D

04-00-012-103-045

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO JAMES L. KOVACS AS RECORDED IN INSTRUMENT NUMBER 20090315946 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 0.4765 OF AN ACRE OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 12, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ⊕ IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

5-12-10

STATE OF OHIO
MICHAEL BRAMHALL S-8073
REGISTERED
PROFESSIONAL SURVEYOR

MICHAEL C. BRAMHALL P.E., P.S.
REGISTERED OHIO SURVEYOR NO. 8073

DATE

REVISION	DATE:	BY:	DESCRIPTION:
	05-12-10	MCB	ISSUE TO CLIENT

DRAWN BY: BDA

CHECKED BY: MCB

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 10-2937