

04-00-007-104-028  
 047  
 04-00-007-D  
 048  
 030  
 SCANNED  
 45505

**SURVEY MAP OF LOT SPLIT AND CONSOLIDATION**  
 OF

P.P.N. 04-00-007-104-028, -029 AND -030  
 33066 AND 33058 LAKE ROAD  
 AVON LAKE, OHIO

**OWNERS' ACCEPTANCE**

I, (We) the undersigned owner(s) of the land shown hereon do hereby accept this Plat of Lot Split and Consolidation of the same.

Owner's Name: *Linda Z. Rothman*  
*Joseph K. Rothman*  
 Owner's Name: *Thomas A. Dus*  
*Ramona Paddilla-Dus*

P.P.N. 04-00-007-104-028  
 THOMAS A. DUS AND  
 RAMONA PADDILLA-DUS  
 7-3-1979  
 VOL.1238, PG. 534  
 H.N. 33078

**NOTARY**

State of Ohio {  
 County of Lorain {

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

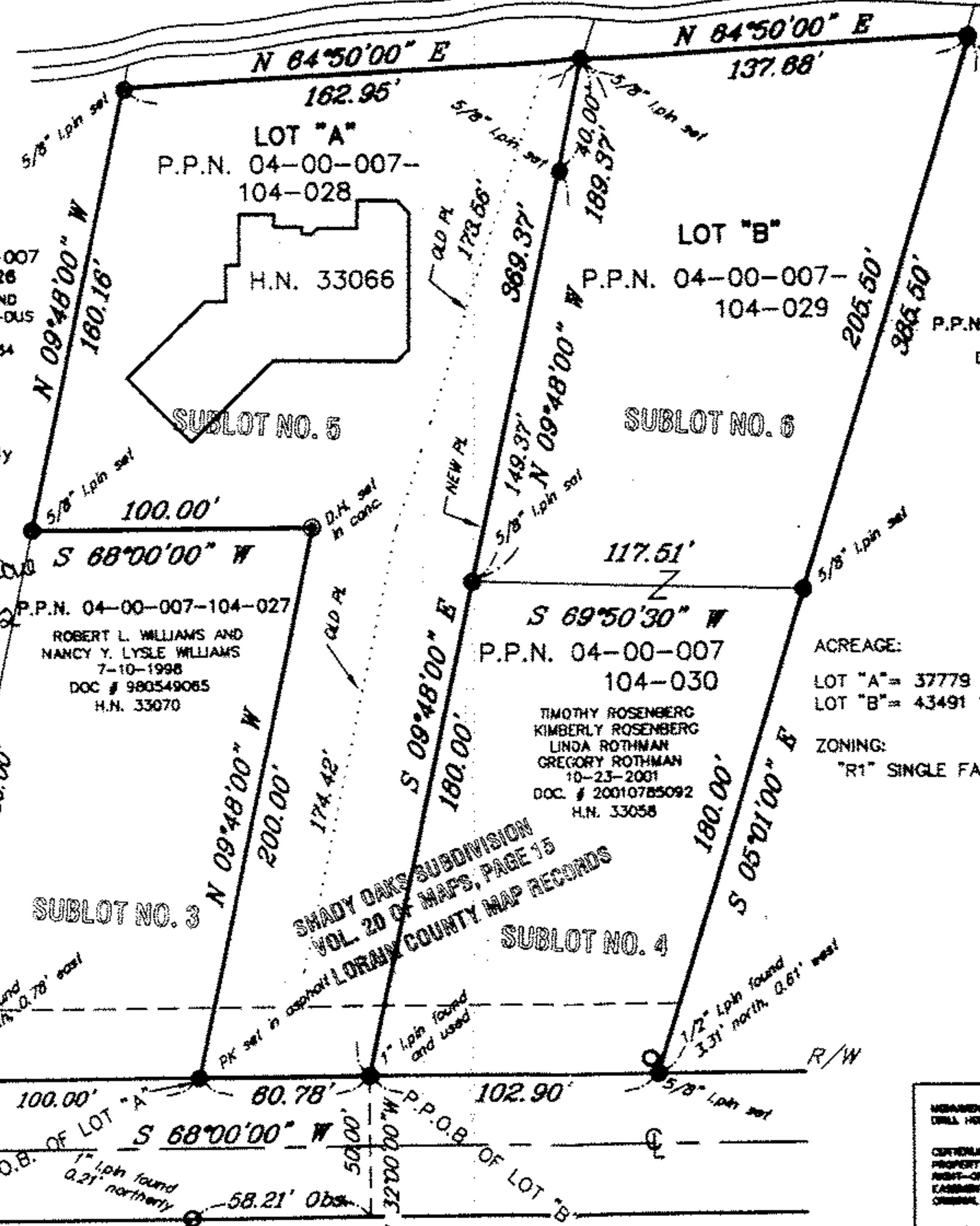
In witness whereof, I have hereunto set my hand and official seal at Avon Lake Ohio, this 18 day of Dec, 2001

Notary Public: *Richard A. Pardo*  
 Municipal Engineer  
 My Commission expires 3-9-2003

**APPROVALS**

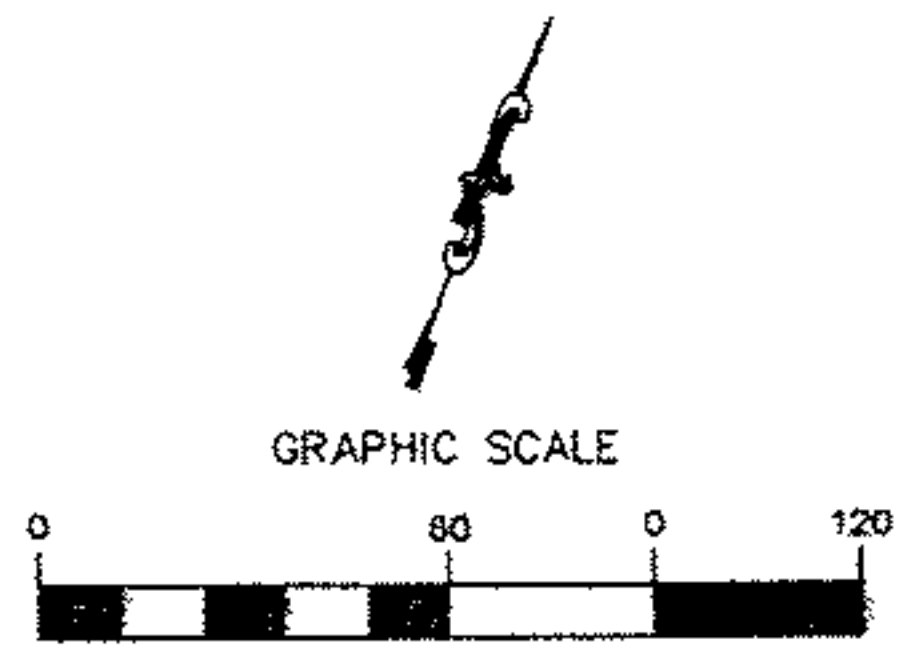
This Survey Map of Lot Split and Consolidation is accepted and approved by the Municipal Engineer of the City of Avon Lake, Ohio this 19 day of Dec 2001

Municipal Engineer: *Richard A. Pardo*



SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING SUBLOT NOS. 4, 5 AND 6 IN SHADY OAKS SUBDIVISION OF PART OF ORIGINAL SECTION NO. 7, AS SHOWN BY THE RECORDED PLAT IN VOLUME 20 OF MAPS, PAGE 15 OF LORAIN COUNTY MAP RECORDS.

P.P.N. 04-00-007-104-031  
 DONALD L. BOWER AND  
 NANCY C. BOWER  
 VOL. 228, PG. 779  
 H.N. 33050



ACREAGE:  
 LOT "A" = 37779 SQ.FT 0.8673 AC.  
 LOT "B" = 43491 SQ.FT 0.9984 AC

ZONING:  
 "R1" SINGLE FAMILY RESIDENTIAL

BASIS OF BEARINGS: CENTERLINE OF LAKE ROAD  
 PER PLAT OF SHADY OAKS SUBDIVISION  
 5-15-57, PLAT BOOK 20, PG. 15,  
 LORAIN COUNTY MAP RECORDS

**SURVEYOR'S CERTIFICATION**  
 This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown 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.

Edward B. Dudley P.S. No. 6747 Date  
 Revised: 11-06-2001  
 Revised: 11-12-2001  
 Revised: 11-26-2001

NOTE: ● Denotes a 5/8" iron pin set and capped with E. B. Dudley, P.L.S. No.6747

**LEGEND**

MEASUREMENT BOX	DRILL HOLE	5/8" IRON PIN SET AND CAPPED WITH E. B. DUDLEY, P.L.S. NO. 6747
CENTERLINE	PROPERTY LINE	RIGHT-OF-WAY LINE
EXISTING LINE	ORIGINAL PROP. LINE	
REC. PL.	RECORDS	VOL.
MEAS./CALC./C.	MEASURED	PAGE
ONE	CALCULATED	AC.
ENCL.	CORRECTED	S.F.
CL.	ENCROACHES	C.C.M.A.
ADJ.	CLEARS	P.P.A.
	ADJACENT	

**EDWARD B. DUDLEY, III**  
 REGISTERED SURVEYOR  
 No. 5747

LAND SURVEYING - ENGINEERING - DESIGN  
 2530 SUPERIOR AVENUE - SUITE 703  
 CLEVELAND - OHIO - 44114  
 PHONE: (216) 241-7070 FAX: (216) 241-7071  
 WWW.RIVERSTONE.COM

**LAKE ROAD (WIDTH VARIES)**  
**(A PUBLIC RIGHT-OF-WAY)**