

# BOUNDARY SURVEY

OF

## 1671 ELM DRIVE

### AVON, OHIO

(PARCEL No. 04-00-027-101-105)

Situated in the City of Avon, County of Lorain and State of Ohio and known as being all of Sublot No. 57 in the Willow Creek Subdivision No. 2 of part of the Original Avon Township Lot No. 27, as shown by the plat recorded in Volume 76, Page 65 of Lorain County Map Records.

### BASIS OF BEARINGS

The centerline of Elm Drive as North 02°09'58" West as shown on the Willow Creek Subdivision No. 2 and recorded in Volume 76, Page 65 Lorain County Map Records.

### DEED OF REFERENCE

Land conveyed to Deutsche Bank National Trust Company, Trustee by deed dated February 2, 2011 and recorded in Instrument No. 2011-0363228 of Lorain County Deed Records.

Parcel No.  
 04-00-027-101-043  
 Avon Oaks Country Club  
 09-26-1969  
 D.V. 993, Page 163

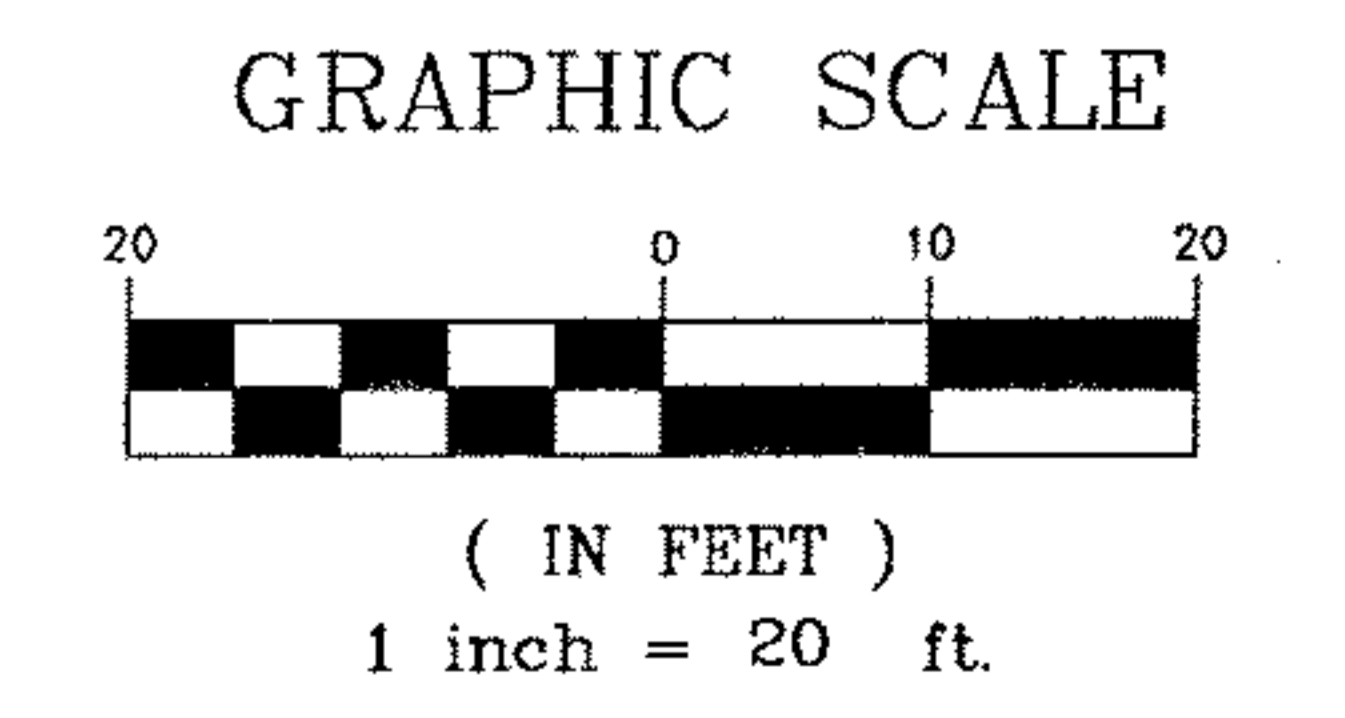
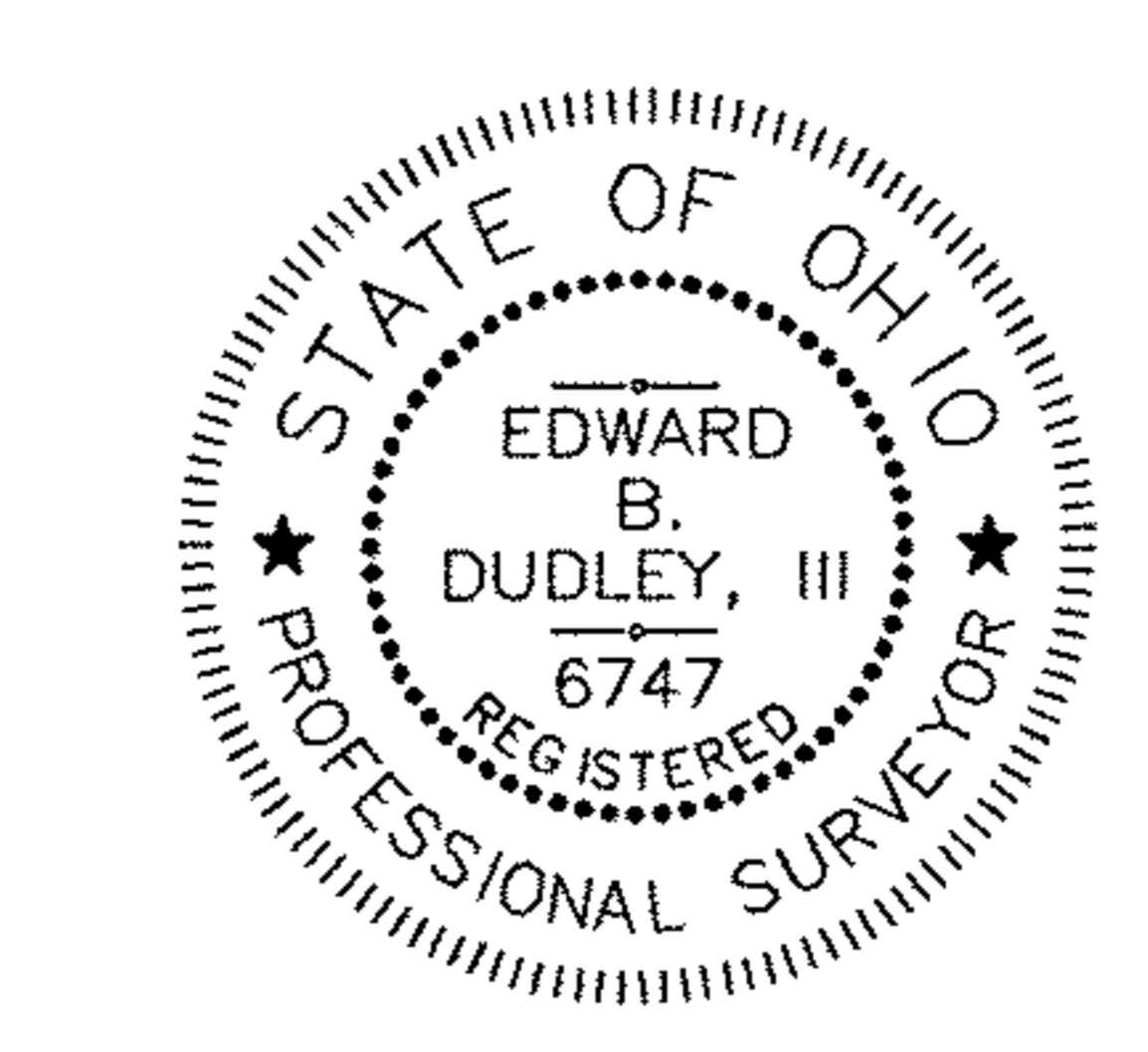
#### SURVEYOR'S CERTIFICATION

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.

4-18-2011  
 Date

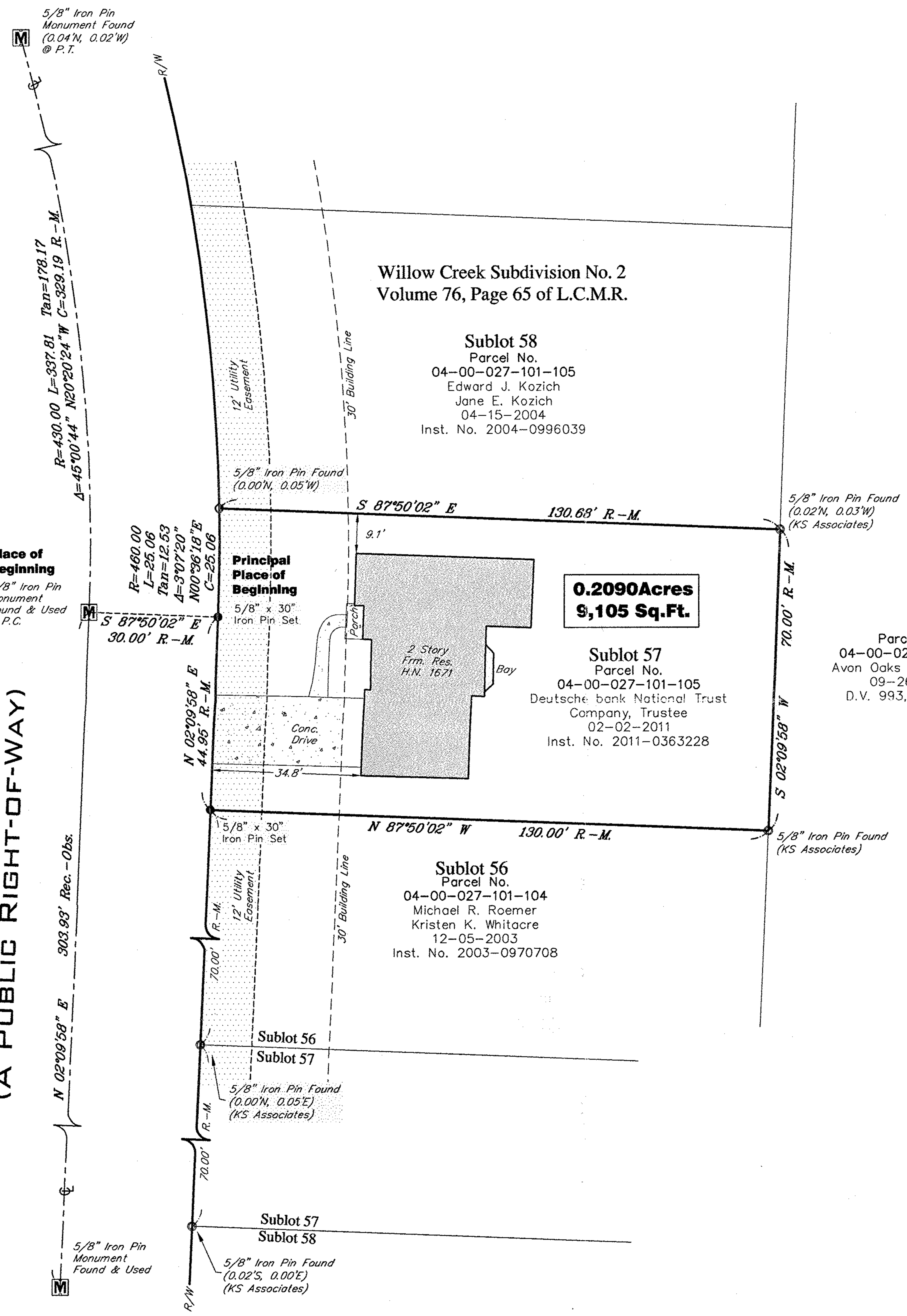
Edward B. Dudley P.S. No. 6747

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



LAND SURVEYING - ENGINEERING - DESIGN  
 2310 SUPERIOR AVENUE - SUITE 110  
 CLEVELAND - OHIO - 44114  
 PHONE: (216) 491-2000 FAX: (216) 491-9640  
 WWW.RIVERSTONESURVEY.COM

**ELM DRIVE 60'**  
 (A PUBLIC RIGHT-OF-WAY)



LEGEND			
	= Monument Box Found		= Centerline
	= Iron Pin or Pipe Found		= Property Line
	= 5/8"x30" Iron Pin Set		
Parcel line			
Original Sublot Line			
Original Lot / Section Line			
Centerline			
Property Line			
Right-of-way Line			
Easement Line			
L.C.M.R.	Lorain County Map Records	Ord.	Ordinance
Calc./C.	Calculated	P.O.B.	Place of Beginning
Ch.	Chord	P.P.O.B.	Principal Place of Beginning
Cl.	Clears	Pg.	Page
Conc.	Concrete	Plot	Filed of Recorded Plot
D.V.	Deed Volume	R/W	Right-of-Way
E.	East	Rec./R.	Record
Frm.	Frame	Res.	Residence
H.N.	House Number	S.	South
Meas./M.	Measured	Sq.Ft.	Square Feet
N.	North	Vol.	Volume
Obs.	Observed	W.	West