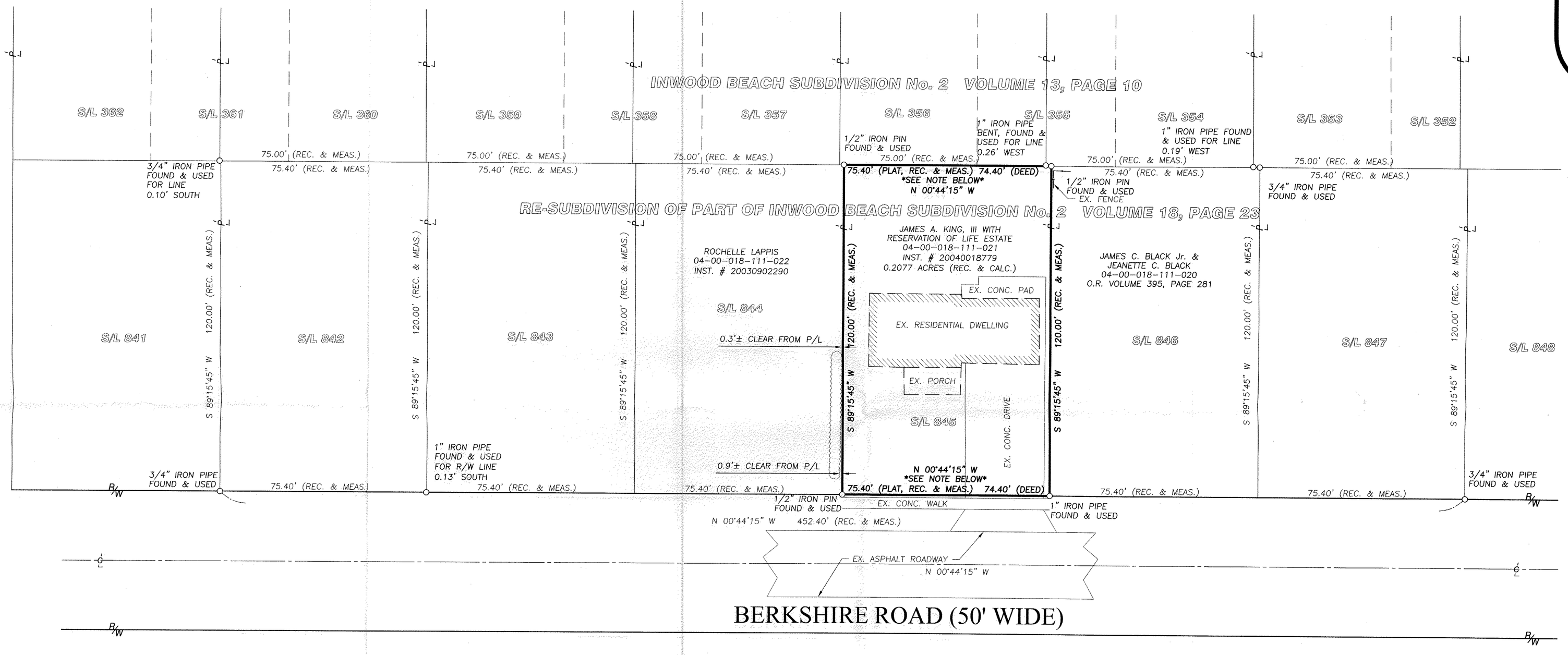
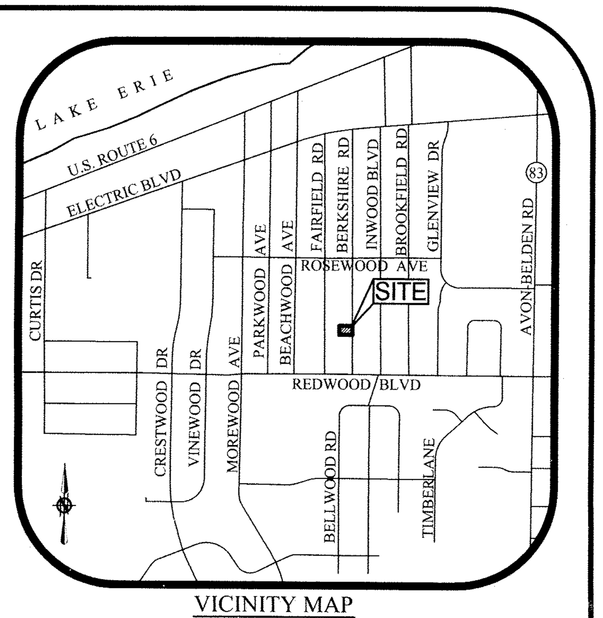
BOUNDARY SURVEY

for

BERNADETTE KING

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 18 AND BEING
SUBLOT NUMBER 845 OF RE-SUBDIVISION OF PART OF THE INWOOD BEACH SUBDIVISION No. 2
AS RECORDED IN VOLUME 18, PAGE 23 OF THE LORAIN COUNTY PLAT RECORDS.





VICINITY MAP
NTS

LEGEND OF SYMBOLS

o	IRON PIN/PIPE FOUND AS INDICATED
℄	CENTERLINE
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY LINE
(R) (REC.)	RECORD INFORMATION
(M) (MEAS.)	MEASURED INFORMATION
(C) (CALC.)	CALCULATED INFORMATION

GRAPHIC SCALE

0 10 20 40

(IN FEET)

SCALE: 1" = 20'

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 LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO JAMES A. KING, III AS RECORDED IN INSTRUMENT NUMBER 20040018779 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 0.2077 ACRES MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED o 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 ASSUMED AND 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.

5/12/11
DATE

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

STATE OF OHIO
MICHAEL BRAMHALL
S-8073
REGISTERED
PROFESSIONAL SURVEYOR

REVISION	DATE:	BY:	DESCRIPTION:
	05-13-2011	MCB	ISSUE TO CLIENT

NOTE:

IT APPEARS AS IF A SCRIVENERS ERROR EXISTS WITH THE WIDTH OF 74.40 FEET CALLED OUT IN INSTRUMENT # 20040018779 OF THE LORAIN COUNTY DEED RECORDS. PER THE PLAT RECORDED IN VOLUME 18, PAGE 23, AND THE PREVIOUS DEED AS RECORDED IN VOLUME 1406, PAGE 588, THE WIDTH IS 75.40 FEET.

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF BERKSHIRE ROAD WHICH WAS ASSUMED TO BE NORTH 00° 44' 15" WEST.

AS SURVEYED IN APRIL OF 2011

DRAWN BY: BDA

CHECKED BY: AMK/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. 11-3095