

# BOUNDARY SURVEY

## OF

### 37984 VIKING COURT

### AVON, OHIO

(PARCEL No. 04-00-011-803-003)

Situated in the City of Avon, County of Lorain and State of Ohio and known as being all of Sublot No. 42 in the Briar Lakes Village Phase 3 of part of the Original Avon Township Lot No. 11, as shown by the plat recorded in Volume 69, Page 32-34 of Lorain County Map Records.

### BASIS OF BEARINGS

The centerline of Viking Court as North 89°57'11" West as shown on the Plat of Briar Lakes Village Phase 3 and recorded in Volume 69, Page 32-34 of Lorain County Map Records.

### DEED OF REFERENCE

Land conveyed to Federal National Mortgage Association by deed dated February 16, 2011 and recorded in Instrument Number 2011-0364493 of Lorain County Deed Records.

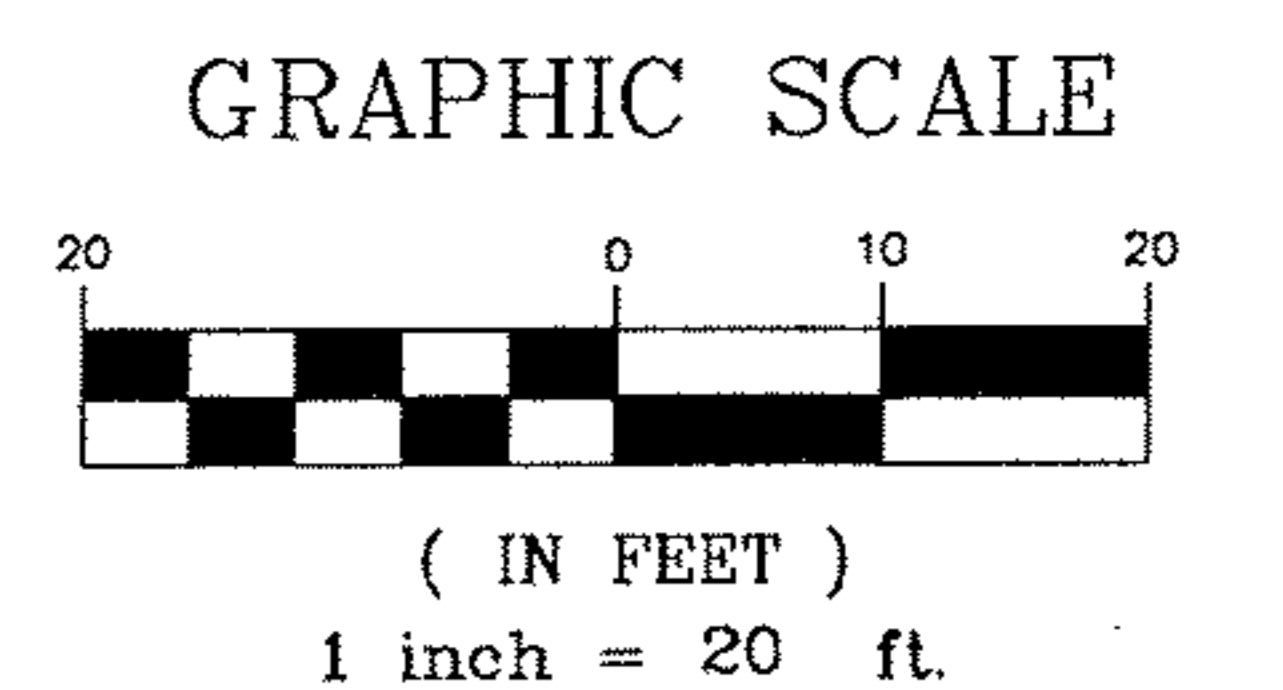
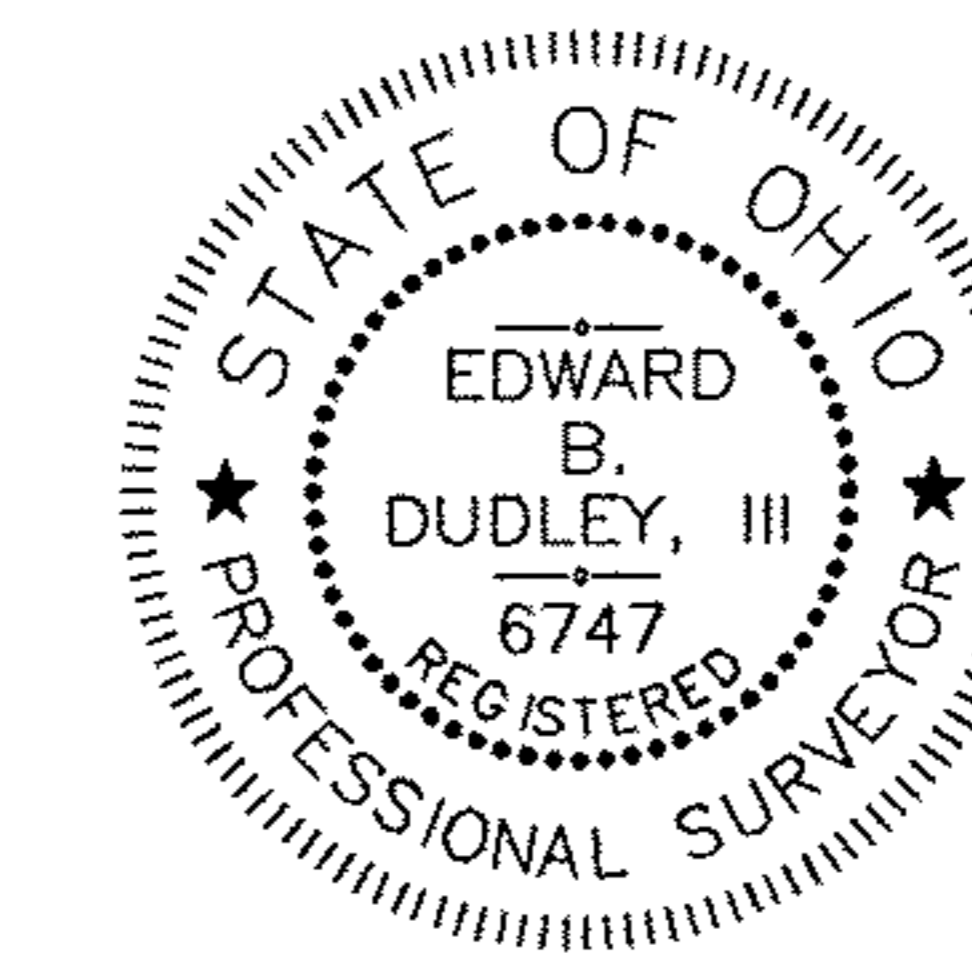
### SURVEYOR'S CERTIFICATION

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.

05-02-2011  
 Date

Edward B. Dudley P.S. No. 6747

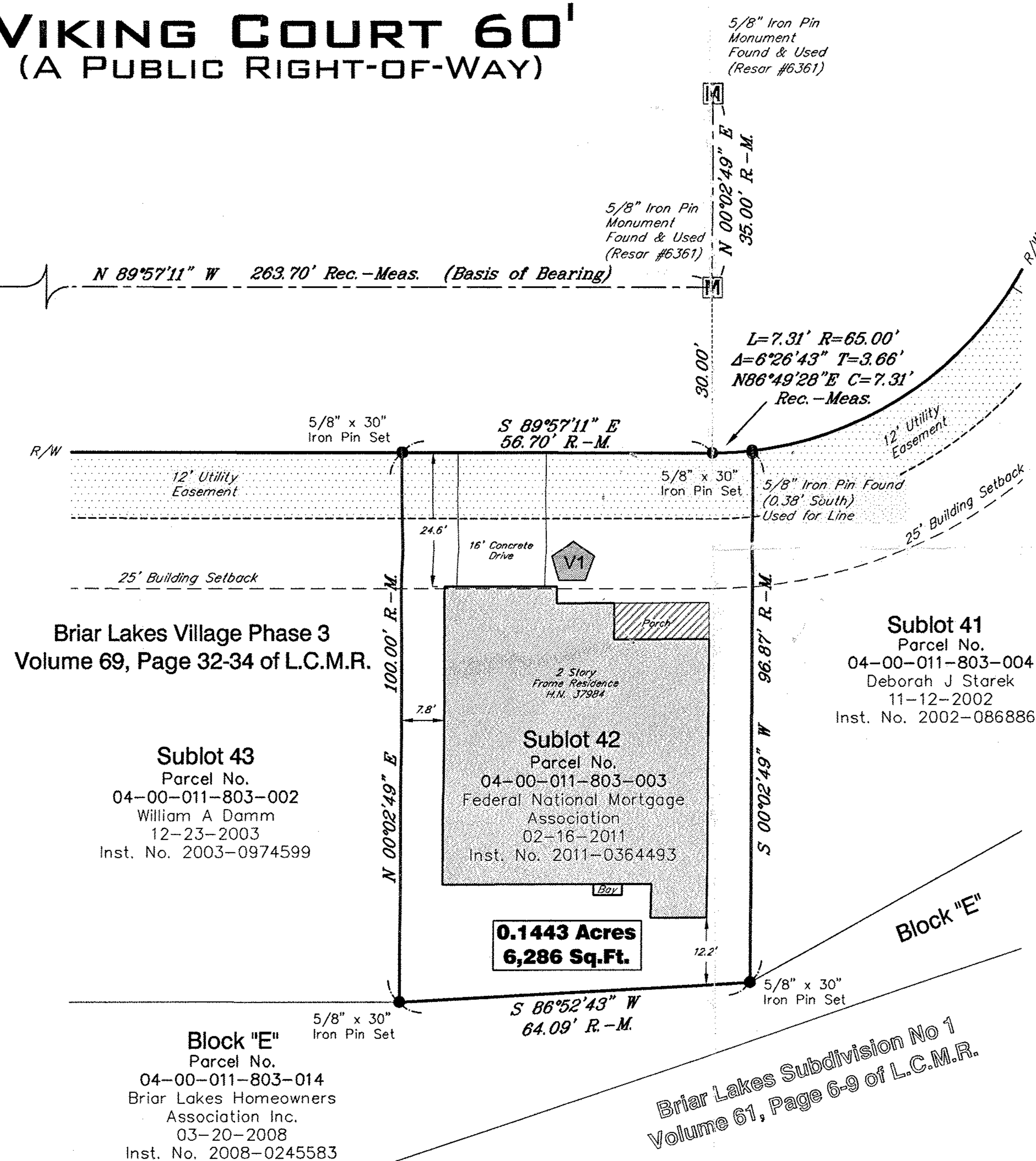
Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"



## VIKING COURT 60'

(A PUBLIC RIGHT-OF-WAY)

HATTERAS WAY 60'  
(A PUBLIC RIGHT-OF-WAY)



Briar Lakes Village Phase 3  
 Volume 69, Page 32-34 of L.C.M.R.

**Sublot 43**  
 Parcel No.  
 04-00-011-803-002  
 William A Damm  
 12-23-2003  
 Inst. No. 2003-0974599

**Sublot 42**  
 Parcel No.  
 04-00-011-803-003  
 Federal National Mortgage  
 Association  
 02-16-2011  
 Inst. No. 2011-0364493

**Sublot 41**  
 Parcel No.  
 04-00-011-803-004  
 Deborah J Starek  
 11-12-2002  
 Inst. No. 2002-0868866

**0.1443 Acres**  
**6,286 Sq.Ft.**

**Block "E"**  
 Parcel No.  
 04-00-011-803-014  
 Briar Lakes Homeowners  
 Association Inc.  
 03-20-2008  
 Inst. No. 2008-0245583

Briar Lakes Subdivision No 1  
 Volume 61, Page 6-9 of L.C.M.R.

### APPARENT VIOLATION

Subject Frame Home Violates 25' Building Setback by ± 0.4'

04-00-011-803-003

### LEGEND

= Monument Box Found	= Centerline
= Iron Pin or Pipe Found	= Property Line
= 5/8"x30" Iron Pin Set	
Parcel line	----- Z -----
Original Sublot Line	-----
Original Lot / Section Line	-----
Centerline	----- C -----
Property Line	----- P -----
Right-of-way Line	----- R/W -----
Easement Line	----- E -----
Wood Fence Line	----- W -----
Chain Link Fence	----- X -----
Adj. L.C.M.R.	Adjacent Lorain County Map Records
C.L.F.	Chain Link Fence
Calc./C.	Calculated
Cir.	Clears
Conc.	Concrete
E.	East
Enr.	Encroachment
Frm.	Frame
H.N.	House Number
Inst.	Instrument
Meas./M.	Measured
N.	North
Obs. P.O.B.	Observed Place of Beginning
P.P.O.B.	Principal Place of Beginning
Plot	Filed of Recorded
Por.	Porch
R/W	Right-of-Way
Rec./R.	Record
Res.	Residence
S.	South
Sq.Ft.	Square Feet
Sty.	Story
Vol.	Volume
W.	West



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