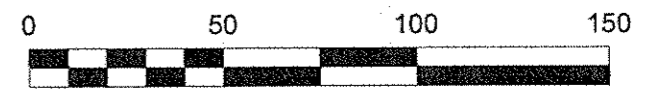
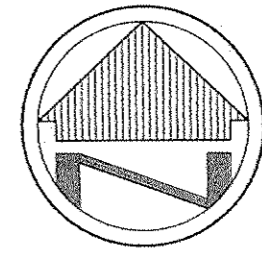


SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO, AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22.



SCALE: 1"=50'

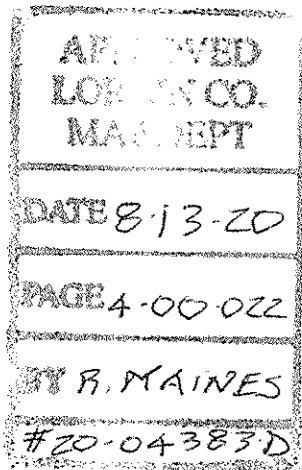
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 83°27'50" W FOR THE CENTERLINE OF DETROIT ROAD PER GILBERT FORTHOFFER'S SUBDIVISION NO. 3 PLAT VOLUME 16, PAGE 28A.

DETROIT ROAD 66'  
(a.k.a. STATE ROUTE 254) (a.k.a. NORTH RIDGE ROAD)

EASEMENTS

1E - CITY OF AVON SANITARY SEWER AND UTILITY EASEMENT 13-SU BY FILE NO. 2020-07654401  
2E - CITY OF AVON HIGHWAY EASEMENT 13-P BY FILE NO. 2020-0765402



04-00-022-105-042

JUSTIN J. & JENNIFER GALLO  
INSTR. NO. 2014-0496234  
PPN 04-00-022-105-048

VICKI L. PAWSON  
INSTR. NO. 1995-0336897  
PPN 04-00-022-105-033

ARLENE FINDORA  
D.V. 396 PAGE 673  
PPN 04-00-022-105-042

56516.9 Sq. Feet  
1.297 Acres  
0.076 Acres in R/W  
1.221 Acres Net

MICHAEL & MARJORE SPATAFORE  
INSTR. NO. 1978-008996  
PPN 04-00-022-105-034

SURVEY INFORMATION

DEEDS & TAX MAPS  
GILBERT FORTHOFFER'S NO. 3  
PLAT VOLUME 16, PAGE 28A  
GILBERT FORTHOFFER'S NO. 4  
PLAT VOLUME 17, PAGE 20A  
SURVEY BY LAUNDON, SIMON, CAHL & ASSOC. DATED 10/90  
SURVEY BY CLEVELAND SURVEYS CO. INC. DATED 9/89  
SURVEY BY JOHN HANCOCK & ASSOC. DATED 12/99

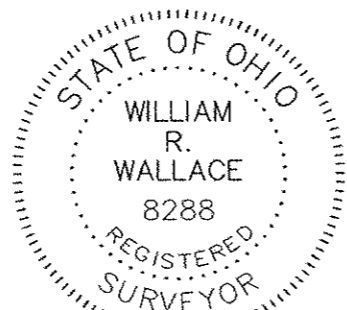
NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF THE PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

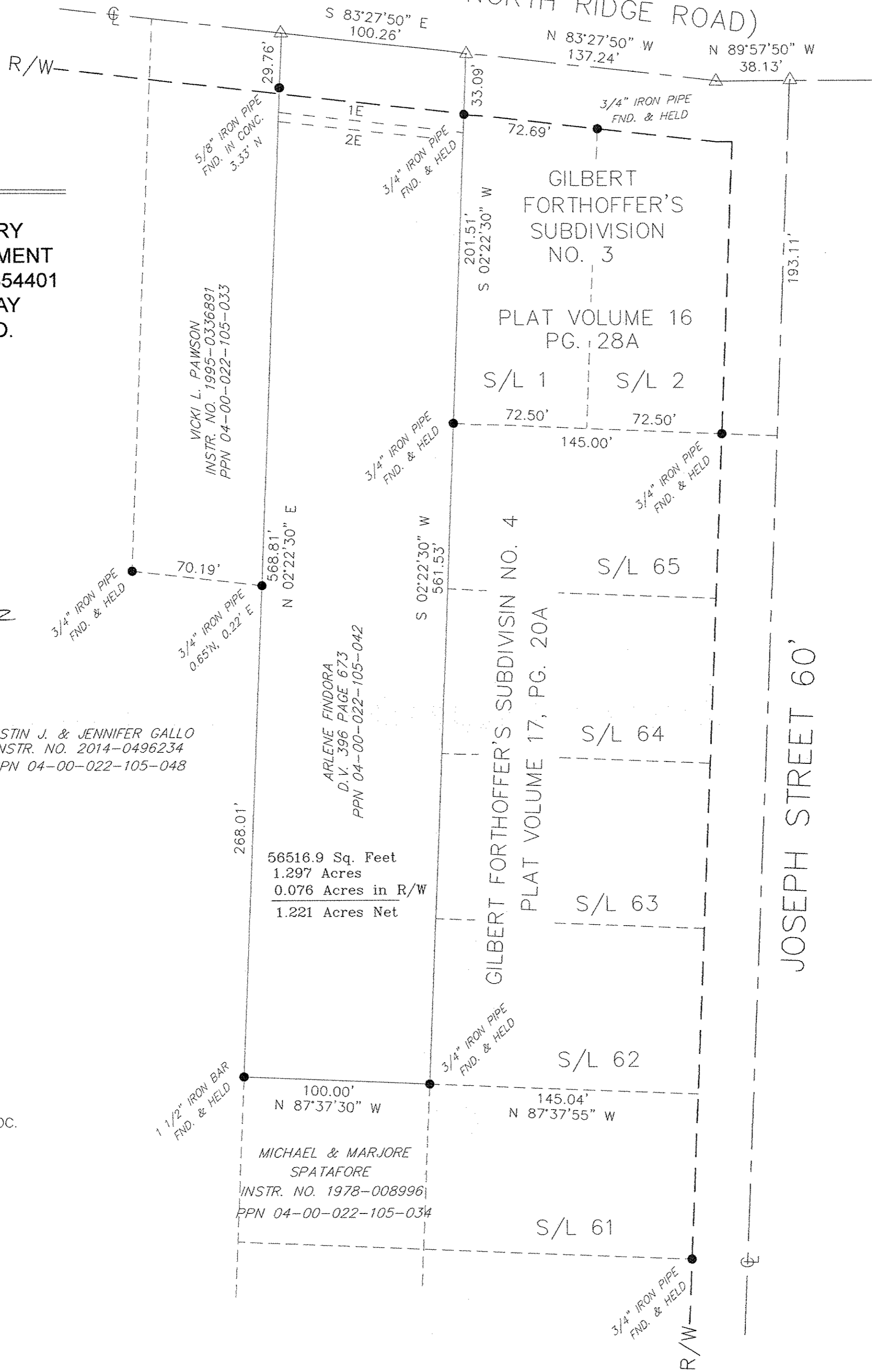
I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT.

*William R. Wallace*  
WILLIAM R. WALLACE REG. NO. 8288  
W. R. WALLACE LLC  
LAND SURVEYING SERVICES

8/10/20  
DATE



JOSEPH STREET 60'



LEGEND

- REC. - RECORD DISTANCE OR ANGLE
- CAL. - CALCULATED DISTANCE OR ANGLE
- OBS. - OBSERVED DISTANCE OR ANGLE
- T.P.O.B. - TRUE PLACE OF BEGINNING
- P.O.B. - PLACE OF BEGINNING
- - MONUMENT BOX
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP W.R.W. 8288 SET
- △ - MAGNAIL SET
- (xx'xx'xx" - RECORD BEARING & DISTANCE

**BOUNDARY SURVEY**  
ARLENE FINDORA  
34365 DETROIT ROAD  
AVON, OHIO 44011

	W.R. WALLACE LLC	Date: 8/10/20
	Land Surveying Services	By: WRW
	1077 Middlefield Trail Brunswick, Ohio 44212	Scale: 1"=50'
	www.wrwallacesurveying.com (216) 789-4135	Job: 2020018
		Sheet 1 of 1