

COACHMAN'S TRAIL CONDOMINIUM  
PLAT VOLUME 36, PAGE 23  
DATED APRIL 25, 1980

I.P.S.




6' WOOD FENCE  
ENCRO. 0.5' W.

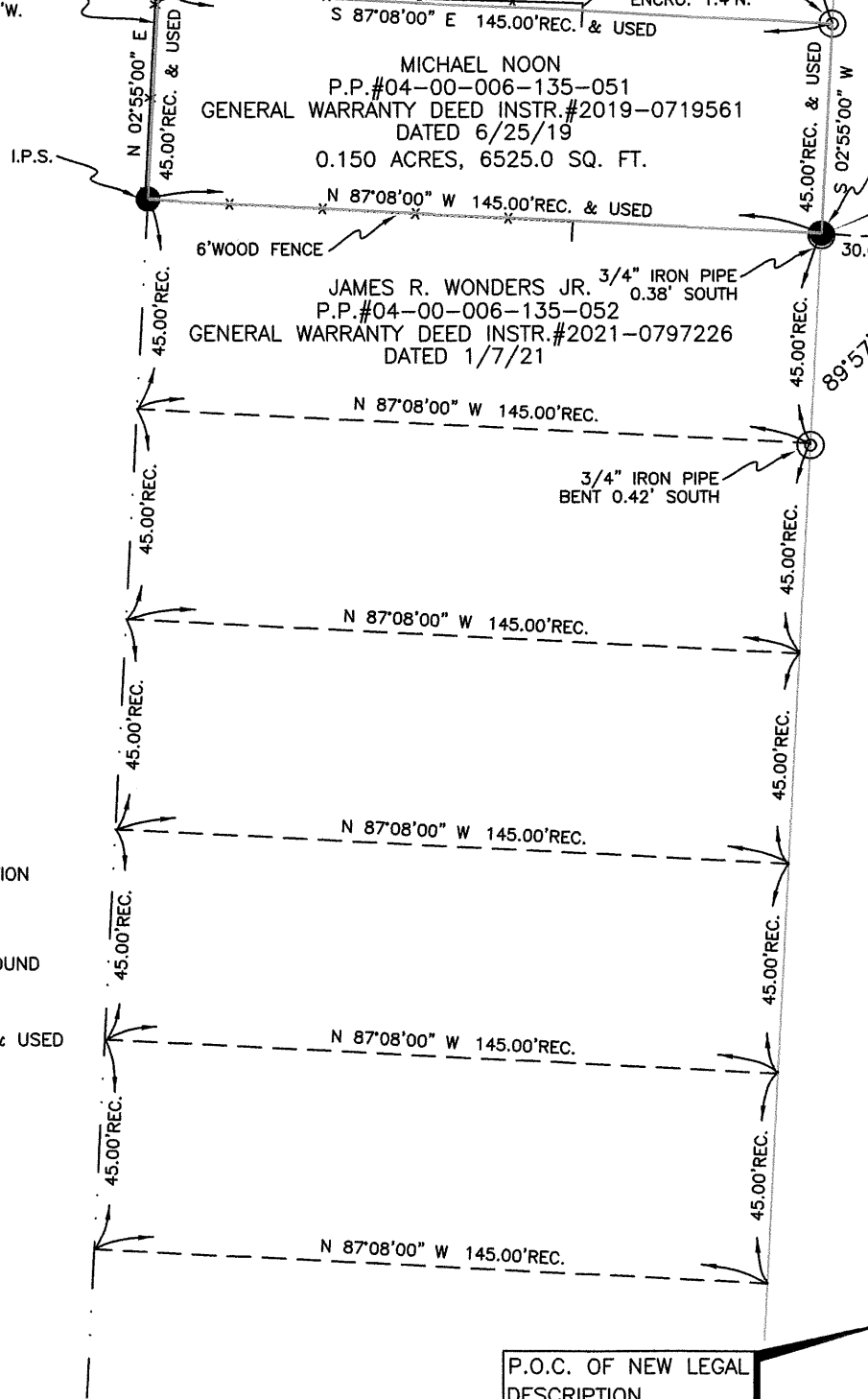
I.P.S.

MICHAEL NOON  
P.P.#04-00-006-135-051  
GENERAL WARRANTY DEED INSTR.#2019-0719561  
DATED 6/25/19  
0.150 ACRES, 6525.0 SQ. FT.

JAMES R. WONDERS JR.  
P.P.#04-00-006-135-052  
GENERAL WARRANTY DEED INSTR.#2021-0797226  
DATED 1/7/21

**LEGEND:**

-  INDICATES A 5/8" IRON PIN WITH IDENTIFICATION CAP MARKED "T.SNEZEK - S-7051" SET
-  INDICATES AN EXISTING PROPERTY MARKER FOUND
-  INDICATES A 1" IRON PIN IN MON. BOX FD. & USED



P.P.O.B. OF NEW  
LEGAL DESCRIPTION

**NOTES:**

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 6 IN TOWNSHIP 7 NORTH, RANGE 168 WEST OF THE CONNECTICUT WESTERN RESERVE. ALSO BEING ALL OF THOSE LANDS DEEDED TO MICHAEL NOON ON JUNE 25, 2019 IN GENERAL WARRANTY DEED INSTR. #2019-0719561 OF THE LORAIN COUNTY RECORDER'S RECORDS.

**BASIS OF BEARING:**

AS ESTABLISHED AS SOUTH 02°55'00" EAST ALONG THE CENTERLINE OF MOORE ROAD FROM THE PLAT OF COACHMAN'S TRAIL CONDOMINIUM VOL. 36, PG.23

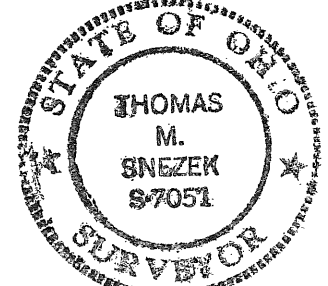
**RECORDS USED:**

- GENERAL WARRANTY DEED INSTR.#2019-0719561 DATED 6/25/19
- MOORELAND SUB'D. NO.1 PLAT VOL. 12, PG. 20
- COACHMAN'S TRAIL CONDOMINIUM PLAT VOL. 36, PG. 23
- TAX MAP APPROVED SPLIT 4-00-006H DATED 7/20/72

**SURVEYOR'S STATEMENT**

DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY ABILITIES AND BELIEFS.

*Thomas M. Snezek*  
THOMAS M. SNEZEK, P.S. 7051  
DATE: 9/16/21



P.O.C. OF NEW LEGAL  
DESCRIPTION

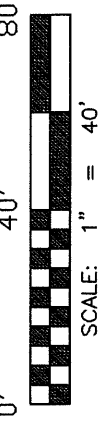
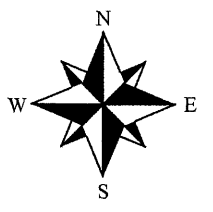
1" IRON PIN IN  
IRON MON. BOX  
FOUND & USED

1" IRON PIN IN  
IRON MON. BOX  
FOUND & USED  
FOR LINE

Survey # 50393

APPROVED  
LORAIN CO.  
MAP DEPT  
DATE 9/17/21  
PAGE 04-00-004  
BY D Adelsberg

04-00-006-135-051



PROJECT NO. NOONBOUNDARY#2133

PLAT OF BOUNDARY SURVEY  
PREPARED FOR:

MICHAEL NOON  
218 MOORE ROAD AVON LAKE, OH. 44012

PREPARED BY:  
SNEZEK & ASSOCIATES, LLC

PROFESSIONAL SURVEYORS 3496 COLLETTA LANE  
CLEVELAND, OHIO 44111  
DADSURV@HOTMAIL.COM CELL (216) 385-6791

DRAWN BY:  
T.SNEZEK  
DATE: 9/16/21