

Note: Bearings and Coordinates shown are based on the Ohio State Plane (Grid North) but are used to describe angles only.

Being known as Sublot 20 of the Parkway Allotment as recorded in Volume 17, Page 10 and Sublots 167, 168, and 169 of the Re-Subdivision of the Shreve Subdivision and the Buckeye Country Club Addition as recorded in Volume 22, page 69 of the Lorain County Records, County of Lorain and the State of Ohio.

LINE	BEARING	HORIZONTAL DIST
L1	S0°46'13"W	25.00'
L2	S0°52'27"W	50.40'
L3	N0°56'32"E	50.00'
L4	N75°08'20"W	25.00'
L5	S14°51'40"W	40.00'
L6	S14°51'40"W	40.00'
L7	S14°51'40"W	40.00'

POINT	DESC
25	IRON PJN FOUND
33	RECORDED SPICE FOUND
34	REBAR SET IN A MON. BOX
35	P.K. NAIL FOUND
36	P.K. NAIL FOUND
37	REBAR FOUND capped
38	man box lid w/ casted shut
39	IRON PJN FOUND bent
44	REBAR SET IN A MON. BOX
45	DRY LEE HOLE FOUND
46	8 inch nail set
47	REBAR SET
48	RECORDED SPICE FOUND
49	REBAR FOUND
50	IRON PJN FOUND
51	IRON PJN FOUND
52	IRON PJN FOUND
53	IRON PJN FOUND
54	REBAR SET
56	IRON PJN FOUND
57	IRON PJN FOUND
63	REBAR FOUND w/ cast
64	REBAR SET
65	REBAR SET
5728	IRON PJN FOUND bent

McGannon Surveying, LLC
Boundary Survey
Patrick A. McGannon
 Registered Professional Surveyor
 1731 Gettyburg Drive, Lorain, Ohio 44053 (440) 282-2712
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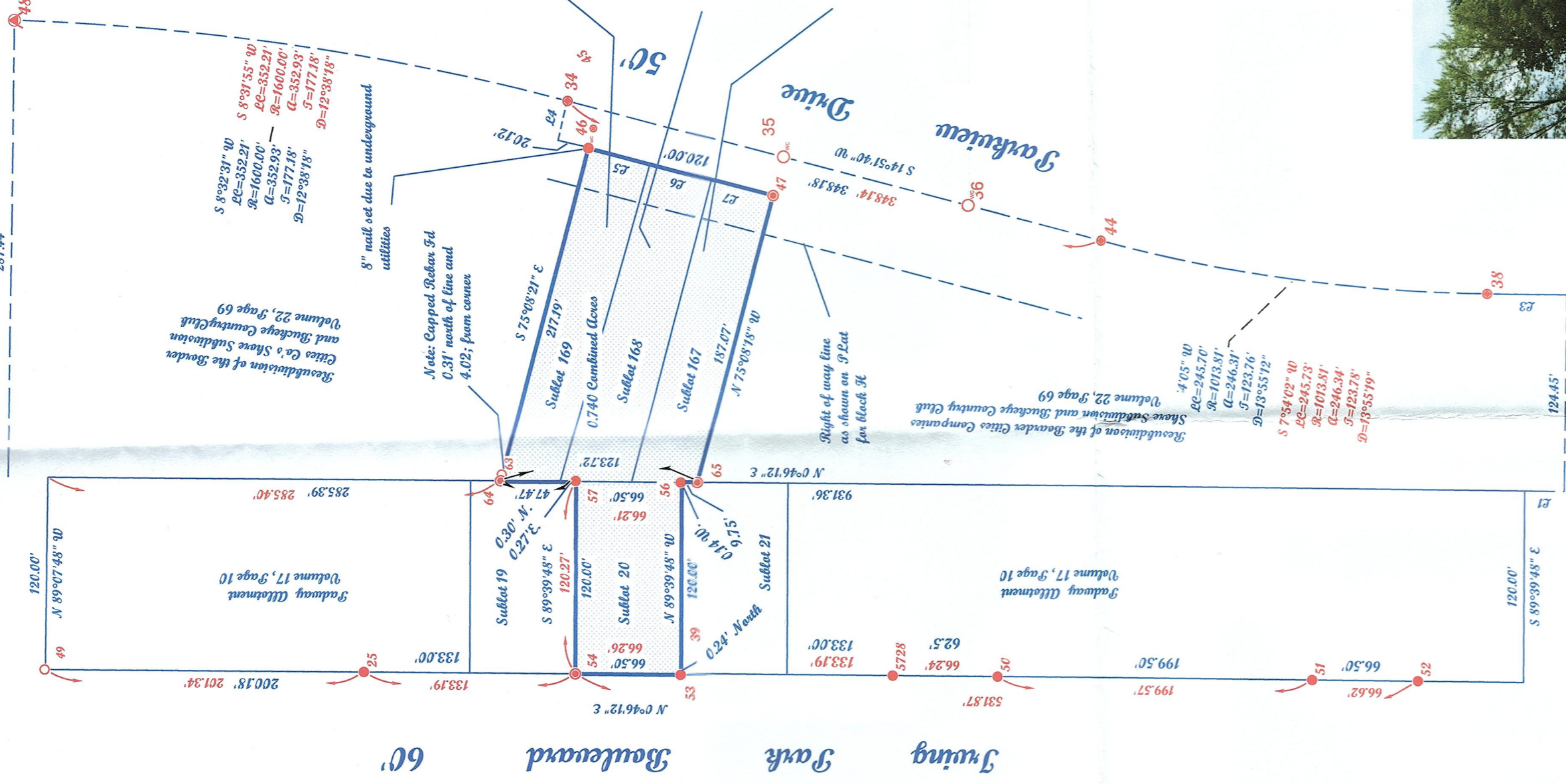
Note: Only copies signed with Red Ink shall be considered Valid.

Patrick A. McGannon
 Patrick A. McGannon P.S. 7154



Scale 1" = 80'
 June 25, 2022
 Revised November 14, 2022

Madison Avenue 50'



Richelieu Avenue 50'

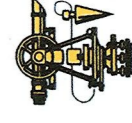


528 Truist Park, Sheffield

50746

APPROVED LORAIN CO. MAP DEPT
DATE 11/30/22
PAGE 03-00-036
BY A. Corden
22-04586

Prepared exclusively for Michael Copeland of 538 Truist Park Boulevard Sheffield Lake, Ohio 44054 under the terms of the work order as if incorporated herewith.



P.S.C.

Member Number 2433

Note: Dimensions shown in Blue are record values and those shown in Red are field observed values.

Note: Existing Deed Instrument Number 2022-0871635 for Sublot 169, refers to Sublot 169 in Block 36 for the Boudier Otis Company's Shreve Subdivision and Buckeye Country Club as recorded in Volume 11, Page 13, and 14 but has the dimensions similar to those as shown on the Re-Subdivision of Shreve Subdivision and Buckeye Country Club Addition as recorded in Volume 22, page 69 of the Lorain County records.

Note: Existing Deed Instrument Number 2022-0871635 for Sublot 168 refers to Sublot 168 of Block 36 in the Shreve Subdivision and Buckeye Country Club Addition as recorded in Volume 11, Page 13 of the Lorain County Records. This section of the recorded plat has been vacated and resubdivided by the Re-Subdivision of Shreve Subdivision and Buckeye Country Club as recorded in Volume 22, page 69 of the Lorain County Record of plats and was surveyed based on the resubdivision of this area.

Note: Existing Deed Instrument Number 2022-0871635 for Sublot 167 refers to Sublot 167 as recorded in Block 36 as shown on the plat of Shreve Subdivision and Buckeye Country Club as recorded in Volume 11, page 13-14 and also refers to Sublot 167 of the Re-Subdivision of the Shreve Subdivision and Buckeye Country Club as recorded in Volume 22, page 69. Sublot 167 is not identical in both plats and was surveyed based on the resubdivision plat.

Note: Fiduciary Deed Instrument 2022-087-1635 Recorded April 18, 2022 Quit-Claim Deed Instrument 2022-0396406 filed for the purpose of updating and correct the above instrument. Recorded on October 25, 2022