

90-92 MOORE ROAD & V/L AVALON ROAD

KNOWN AS BEING PART OF TOWNSHIP 7, RANGE 16 OF THE CONNECTICUT WESTERN RESERVE SURVEY, PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 6, AND PART OF SUBLOT 30 AND ALL OF SUBLOTS 29, 41 AND 42 IN SANDY BEACH SUBDIVISION, PROPOSED, ACCORDING TO A MAP OF SURVEY BY THE HOLLAND ENGINEERING COMPANY DATED DECEMBER, 1919, NOW SITUATED IN THE

CITY OF AVON LAKE COUNTY OF LORAIN - STATE OF OHIO

McSteen LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092 Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

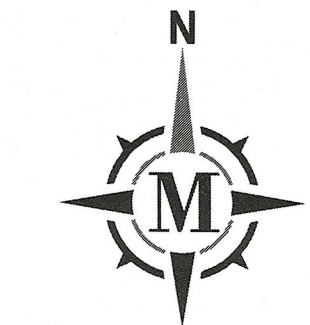
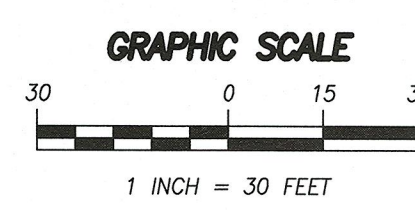


Matthew A. Hildebrandt REG. PROF. SURV. No. 8817

JOB NO.: 23-194 FIELD DATE: AUGUST 10, 2023 SURVEY DATE: SEPTEMBER 1, 2023 DRAWN BY: HKS

BASIS OF BEARING

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).



SURVEY REFERENCES

- 'SURVEY FOR BRIDGET TITUS ESTATE' BY J.W. WARDEN, DATED FEBRUARY 4, 1943.
'SURVEY FOR JACK J. AND DOROTHY M. SUKES' BY J.W. WARDEN & ASSOCIATES, DATED OCTOBER 8, 1957.
'SURVEY FOR MRS. ANSON TITUS' BY WARDEN & LAUNDON, DATED AUGUST 21, 1923.
'BOUNDARY SURVEY PREPARED FOR PAUL KING, SR.' BY PATRICK A. MCCANNON, DATED DECEMBER 7, 2011.
'BOUNDARY SURVEY FOR CAROL L. ZIMMERMAN' BY JAMES A. RESAR, DATED JANUARY 2, 2015.
'AS-BUILT BOUNDARY SURVEY' BY MICHAEL F. FELDBUSCH, DATED MAY 12, 2017.
'MAP OF SURVEY OF 33.81 LAKE ROAD' BY RICHARD F. HANTEL, DATED MARCH 2007.
'MAP OF SURVEY MADE FOR CENTRAL UNITED NATIONAL BANK OF CLEVELAND, TRUSTEE' BY WARDEN & LAUNDON, DATED APRIL 20, 1931.
'SURVEY FOR MARY A. & VINCENT G. PEIFFER' BY J.W. WARDEN, DATED JUNE 2, 1947.
'SURVEY FOR JOSEPH A. & PEARL M. TALADA' BY J.W. WARDEN, DATED MAY 7, 1949.
'SANDY BEACH SUBDIVISION, PROPOSED' BY J.W. WARDEN, DATED DECEMBER 1919.
'SURVEY FOR JAMES J. KING' BY J.W. WARDEN & ASSOCIATES, DATED OCTOBER 20, 1964.
'PROPERTY OF THE UNITED BANKING AND TRUST CO.' BY WARDEN & LAUNDON, DATED MAY 1929.
'SURVEY FOR H.F. BOUSE PROPERTY OF CENTRAL UNITED NATIONAL BANK' BY WARDEN & LAUNDON, DATED MAY 1929, REVISED OCTOBER 1932.
'SANDY BEACH PROPOSED RE-SUBDIVISION OF SUBLOTS 1, 2, & 3' BY STEVEN J. METCALF, DATED JANUARY 28, 2019.
LORAIN COUNTY DEEDS OF RECORD.
LORAIN COUNTY TAX MAP RECORDS.
O.D.O.T. PROJECT LOR-6-232.38-21.23-SH3-RW

OWNERS ACCEPTANCE

I/WE, MOORE ROAD INVESTMENTS, LLC, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT CONSOLIDATION AS SHOWN HEREON.

Signature of J. G. Dzwonczyk, Title: President, Print Name: J. G. Dzwonczyk

NOTARY PUBLIC

COUNTY OF LORAIN STATE OF OHIO BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED J. G. Dzwonczyk WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS HIS FREE ACT AND DEED PERSONALLY, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT 201 MILLER RD., OHIO, THIS 1 DAY OF NOVEMBER, 2023.

Signature of Jarod Larson, Notary Public, State of Ohio, My Commission Expires: August 01, 2028



APPROVALS

APPROVED THIS 31st DAY OF October, 2023 BY CITY OF AVON LAKE CODE ADMINISTRATOR.

Signature of Ted Esborn, City of Avon Lake Code Administrator

APPROVED THIS 31st DAY OF October, 2023 BY CITY OF AVON LAKE ENGINEER.

Signature of Chris Howard, City of Avon Lake Engineer

Survey: 51049

APPROVED LORAIN CO MAP DEPT DATE 11/2/23 PAGE 04-00-006 BY D. Adakshya

04-00-006-103-007 -008 -018 -021

LINE DATA

Table with columns: LINE, BEARING, DISTANCE. Contains 19 line entries with bearings and distances.

CURVE DATA

Table with columns: CURVE, DELTA, RADIUS, ARC LENGTH, TANGENT, CHORD DISTANCE, CHORD BEARING. Contains 7 curve entries.

SIGNIFICANT OBSERVATIONS

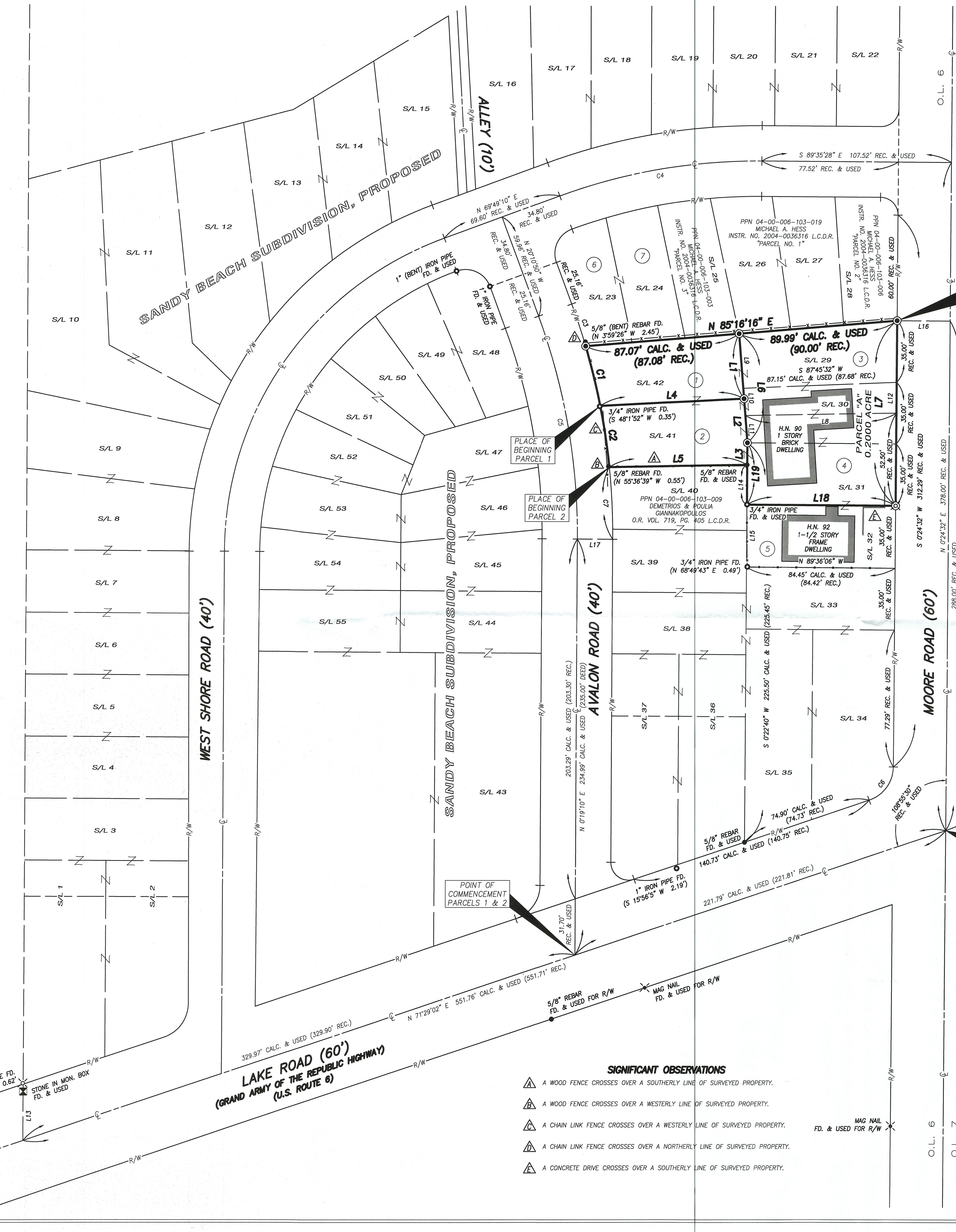
- A WOOD FENCE CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.
A WOOD FENCE CROSSES OVER A WESTERLY LINE OF SURVEYED PROPERTY.
A CHAIN LINK FENCE CROSSES OVER A WESTERLY LINE OF SURVEYED PROPERTY.
A CHAIN LINK FENCE CROSSES OVER A NORTHERLY LINE OF SURVEYED PROPERTY.
A CONCRETE DRIVE CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.

AREA OF SURVEYED PREMISES

Table with columns: Parcel ID, Area. Lists parcels 1 through 7 and their respective areas.

PLACE OF BEGINNING PARCEL "A"

POINT OF COMMENCEMENT PARCEL "A"



- LEGEND: DRILL HOLE FOUND AS NOTED, DRILL HOLE SET, REBAR FOUND AS NOTED, 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET, MAG NAIL FOUND AS NOTED, MONUMENT BOX FOUND AS NOTED, PIPE FOUND AS NOTED, CENTERLINE, R/W RIGHT-OF-WAY, CALC. CALCULATED DISTANCE OR ANGLE, REC. RECORD DISTANCE OR ANGLE, FD. FOUND, MON. MONUMENT, L.C.D.R. LORAIN COUNTY DEED RECORDS, O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION, CHAIN LINK FENCE, WOOD FENCE.