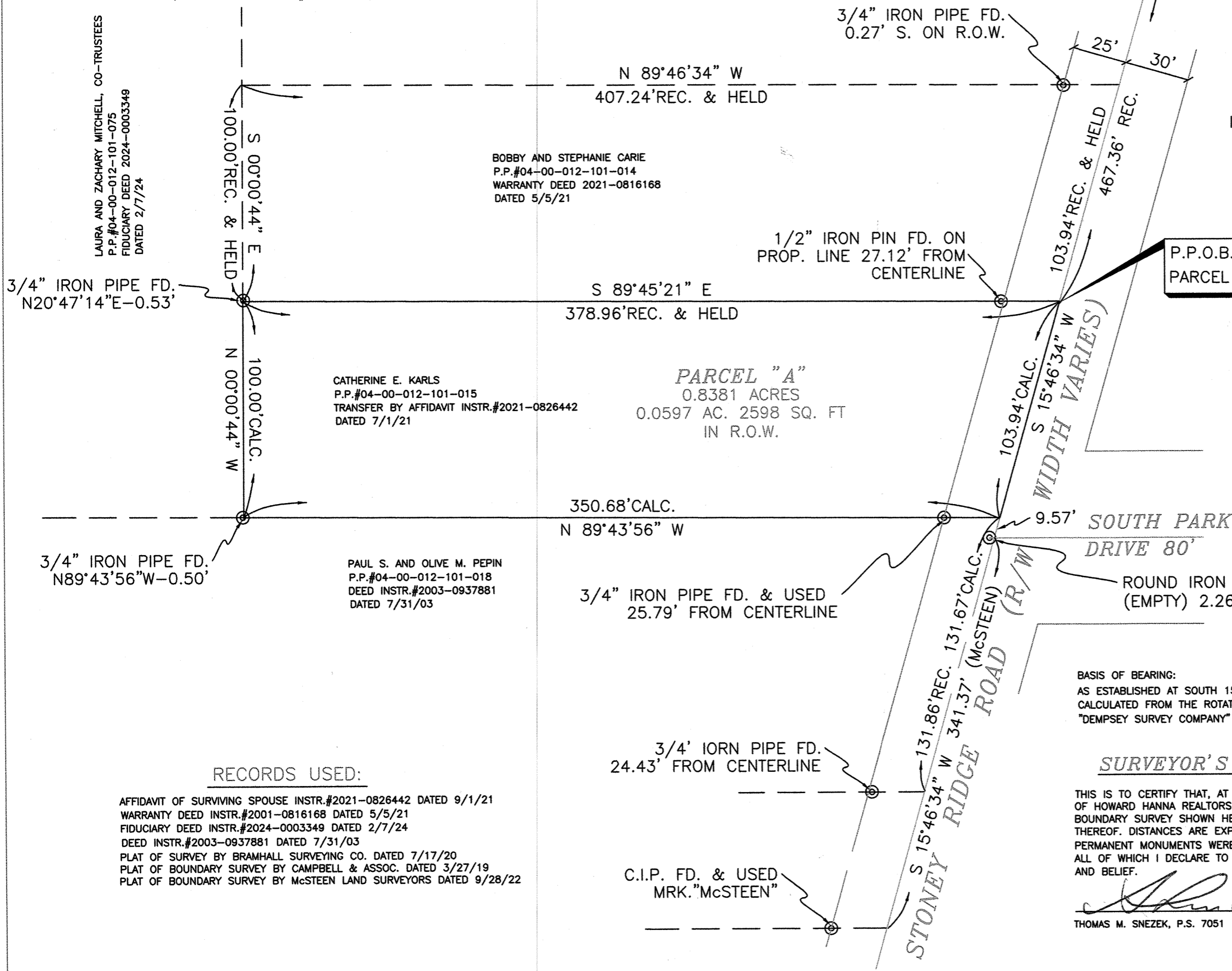


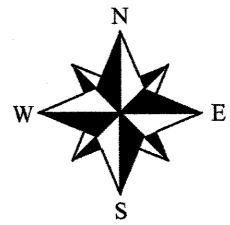
**SITUATE:**

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 12, IN TOWNSHIP 7 NORTH, RANGE 16 WEST OF THE CONNECTICUT WESTERN RESERVE. ALSO BEING ALL OF THOSE LANDS TRANSFERRED TO CATHERINE E. KARLS BY TRANSFER BY AFFIDAVIT DATED JULY 1, 2021 IN INSTRUMENT #2021-0826442 OF THE LORAIN COUNTY RECORDER'S RECORDS.

Laura and Zachary Mitchell, Co-Trustees  
P.P.#04-00-012-101-075  
FIDUCIARY DEED 2024-0003349  
DATED 2/7/24

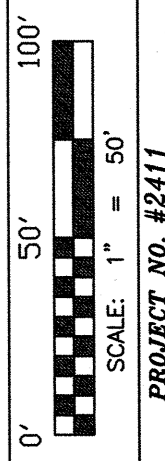


P.O.C. OF PARCEL "A"



**LEGEND:**

- INDICATES A 5/8" IRON PIN WITH IDENTIFICATION CAP MARKED "T.SNEZEK - S-7051" SET
- ⊙ INDICATES AN EXISTING PROPERTY MARKER FOUND



CATHERINE E. KARLS  
P.P.#04-00-012-101-015  
TRANSFER BY AFFIDAVIT INSTR.#2021-0826442  
DATED 7/1/21

**PARCEL "A"**  
0.8381 ACRES  
0.0597 AC. 2598 SQ. FT  
IN R.O.W.

PAUL S. AND OLIVE M. PEPIN  
P.P.#04-00-012-101-018  
DEED INSTR.#2003-0937881  
DATED 7/31/03

3/4" IRON PIPE FD. & USED  
25.79' FROM CENTERLINE

P.P.O.B. OF PARCEL "A"

**APPROVED LORAIN CO MAP DEPT**

DATE 7/11/24

PAGE 04-00-012

BY WRZ

24-05324-C

51228

**RECORDS USED:**

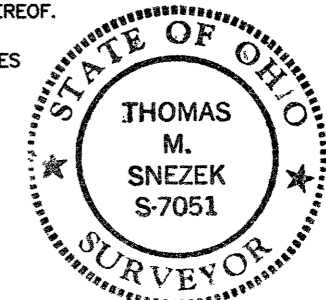
- AFFIDAVIT OF SURVIVING SPOUSE INSTR.#2021-0826442 DATED 9/1/21
- WARRANTY DEED INSTR.#2001-0816168 DATED 5/5/21
- FIDUCIARY DEED INSTR.#2024-0003349 DATED 2/7/24
- DEED INSTR.#2003-0937881 DATED 7/31/03
- PLAT OF SURVEY BY BRAMHALL SURVEYING CO. DATED 7/17/20
- PLAT OF BOUNDARY SURVEY BY CAMPBELL & ASSOC. DATED 3/27/19
- PLAT OF BOUNDARY SURVEY BY McSTEEN LAND SURVEYORS DATED 9/28/22

**BASIS OF BEARING:**  
AS ESTABLISHED AT SOUTH 15°46'34" WEST ALONG THE CENTERLINE OF STONEY RIDGE ROAD CALCULATED FROM THE ROTATION OF THE DELAWARE STONEY RIDGE BOUNDARY SURVEY BY THE "DEMPSEY SURVEY COMPANY" DATED JANUARY 21, 2015.

**SURVEYOR'S STATEMENT:**

THIS IS TO CERTIFY THAT, AT THE REQUEST OF LYDIA SCIULLI SCAPPUCCI OF HOWARD HANNA REALTORS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY SHOWN HEREON AND PREPARED A NEW LEGAL DESCRIPTION THEREOF. 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 BELIEF.

*Thomas M. Snezek*  
THOMAS M. SNEZEK, P.S. 7051  
DATE 6/6/24



**BOUNDARY SURVEY PLAT**

PREPARED FOR:  
CATHERINE E. KARLS  
4094 STONEY RIDGE ROAD  
AVON, OH. 44011

PREPARED BY:  
SNEZEK & ASSOCIATES, LLC  
3496 COLLETTA LANE  
CLEVELAND, OHIO 44111  
DADSURV@HOTMAIL.COM  
CELL (216)-385-6791

PROFESSIONAL SURVEYORS  
(216) 671-4902

DRAWN: T.SNEZEK  
DATE: 6/3/24

PROJECT NO. #2411