P.P.N 04-00-013-000-027,-397,398

Section 13

Section 12

Haverford Place 60'

South Park Drive 80'

Fernway Circle 60'

Highland Park Subdivision No.6 Vol. 66 Pg. 40

Highland Park Subdivision No.5 Vol. 64 Pg. 67

Highland Park Subdivision No.3 Vol. 62 Pg. 46-48

339.94'Act. 340.00'Dd.

1"I.Pipe Fd./Used

G. & A. Brokaw Vol. 453 Pg. 510 P.P.N. 04-00-013-000-187

S. Shuck & M. Stockard Vol. 434 Pg. 777 P.P.N. 04-00-013-000-185

N02°51'46"W 215.24'Act. 215.16'Dd.

215.16' Act.\Dd.

N87°40'42"E 394.88'Calc.

395.00'Dd. 5/8"I.Pin Set

Block "B"

Block "C"

Block "A"

South Park Drive 80'

P.O.B. LOT SPLITS AND REMAINDER

N02°37'45"W 40.74'C/M

40.74' (No Dd. Dist.)

1042.14'Act. 1042.80'Dd.

N 87°50'39" E 162.40' (No Dd. Dist.)

203.14'Dd./Meas.

N88°03'59"E

1099.51'Dd./Meas.

5/8" I.Pin Fd./Used

2675.82' Dd./Act.

1576.31'Dd./Meas.

N 02°37'45" W 193.07'D./M.

Central South Ltd. Doc.#20000682126 04-00-013-000-342

Joanne Wolfram Doc.#20000682125 P.P.N. 04-00-013-000-341

Dorothy Hricovec Doc.#980535543 P.P.N. 04-00-012-103-032

5/8"Iron Pin Set

Paul Allen Speigle Vol. 1348 Pg. 925 P.P.N. 04-00-013-000-116

remainder 267,137 s.f. 6.1326 acres After Lot Splits Of Speigle P.P.N.'s 04-00-013-000-116 04-00-013-000-115 04-00-013-000-027

lot split 1 25,998 s.f. 0.5968 acres

N87°32'29"E 837.43' 577.43'

S02°52'07"E 165.77'

Angle Point

S03°05'01"E 137.88'

P.P.O.B. LOT SPLIT 1

5/8"Iron Pin Set @ 30.00' P.P.O.B. LOT SPLIT 2

3/4"I.Pipe Fd./Used @30.07'

5/8"Iron Pin Set @ 30.00' P.P.O.B. REMAINDER

P.P.O.B. LOT SPLIT 3 5/8"Iron Pin Set @ 30.00'

1"I.Pipe Fd./Used @24.82'

1"I.Pipe Fd./Used @Ang. PT.

990.34'Act. 990.43'Dd.

16.7500 Acre Lot Split Of Paul Allen Speigle Vol.1348 Pg.925 O.R. P.P.N. 04-00-013-000-116 & Vol 1240 Pg. 336 O.R. P.P.N. 04-00-013-000-115

Paul Allen Speigle Vol. 1160 Pg. 132 P.P.N. 04-00-013-000-027

lot split 2 20,000 s.f. 0.4591 acres

lot split 3 20,000 s.f. 0.4591 acres

Paul Allen Speigle Vol. 1240 Pg. 336 P.P.N. 04-00-013-000-115

641.76 S 87°32'29" W 841.76'

89°22'30" Dd./Used

Dorothy Hricovec Doc.#980535540 P.P.N. 04-00-012-103-033

90°10'00"Dd. 90°10'14"Act.

5/8"Iron Pin Set

207.40'Act. 206.25'Dd.

George S. Izold Vol. 1241 Pg. 704 P.P.N. 04-00-013-000-029

2681.69'Act. 2681.54'Dd.

1"I.Pipe Fd. Used For Line 0.85'East

(State Route 83) Width Varies

Wooster-Avon Lake Road

№01000

APPROVED LORAIN CO. MAP DEPT.

DATE 3-6-02

PAGE 4-00-013-B

BY J HATFIELD

№02-0100D

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO HIGHLAND PARK SUBDIVISION NO.3 AS RECORDED IN VOLUME 62, PAGES 46-48 OF LORAIN COUNTY PLAT RECORDS. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME.

Richard A. Thompson Jr. P.S. 7388 Sept. 9, 2001

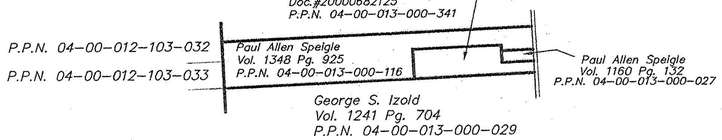
STATE OF OHIO RICHARD A THOMPSON JR. S-7388 REGISTERED PROFESSIONAL SURVEYOR

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET) 1 INCH=100 FT.

BEARINGS REFER TO HIGHLAND PARK SUBDIVISION NO.3 AS RECORDED IN VOLUME 62, PAGES 46-48 OF LORAIN COUNTY PLAT RECORDS.




OWNERS AND PARCEL NUMBERS PER LORAIN COUNTY TAX MAP RECEIVED 07/26/01 BY LDC INC. (NOT TO SCALE)

# Plat of Lot Split

Known as being a Lot Split of Land Conveyed to Paul Allen Speigle, Situated in the City of Avon, County of Lorain and State of Ohio and being a part of Original Section No. 13

SEPTEMBER, 2001

Scale 1"=100'

| REV. No. | | DATE | BY | CH'K'D |
|---|---|---|---|---|
| 1 | revise property lines of lot split | 7/18/01 | MPS | |
| 2 | revise property lines of lot split | 9/04/01 | MPS | |

L.D.C. Inc. d.b.a. LAND DESIGN consultants www.LDCinc.net ENGINEERS · PLANNERS · SURVEYORS

8585 East Avenue Mentor, Ohio 44060 TEL: (440) 255-8463 (440) 951-LAND (440) 354-6938 FAX: (440) 255-9575

1471 Lear Industrial Park Avon, Ohio 44011 TEL: (440) 937-5601 (440) 937-5602 FAX: (440) 937-5603

Plat of Lot Split

City of Avon – Lorain County – Ohio

DATE 9/08/01

SCALE: HOR. 1"=100'

VERT. none

FILENAME MPS/LOTSPLIT/090401.DWG

CH'K'D BY

F.B. No.

Part of Original Section No. 13

SHEET 1 OF 1

CONTRACT No. SPEIP1-0101