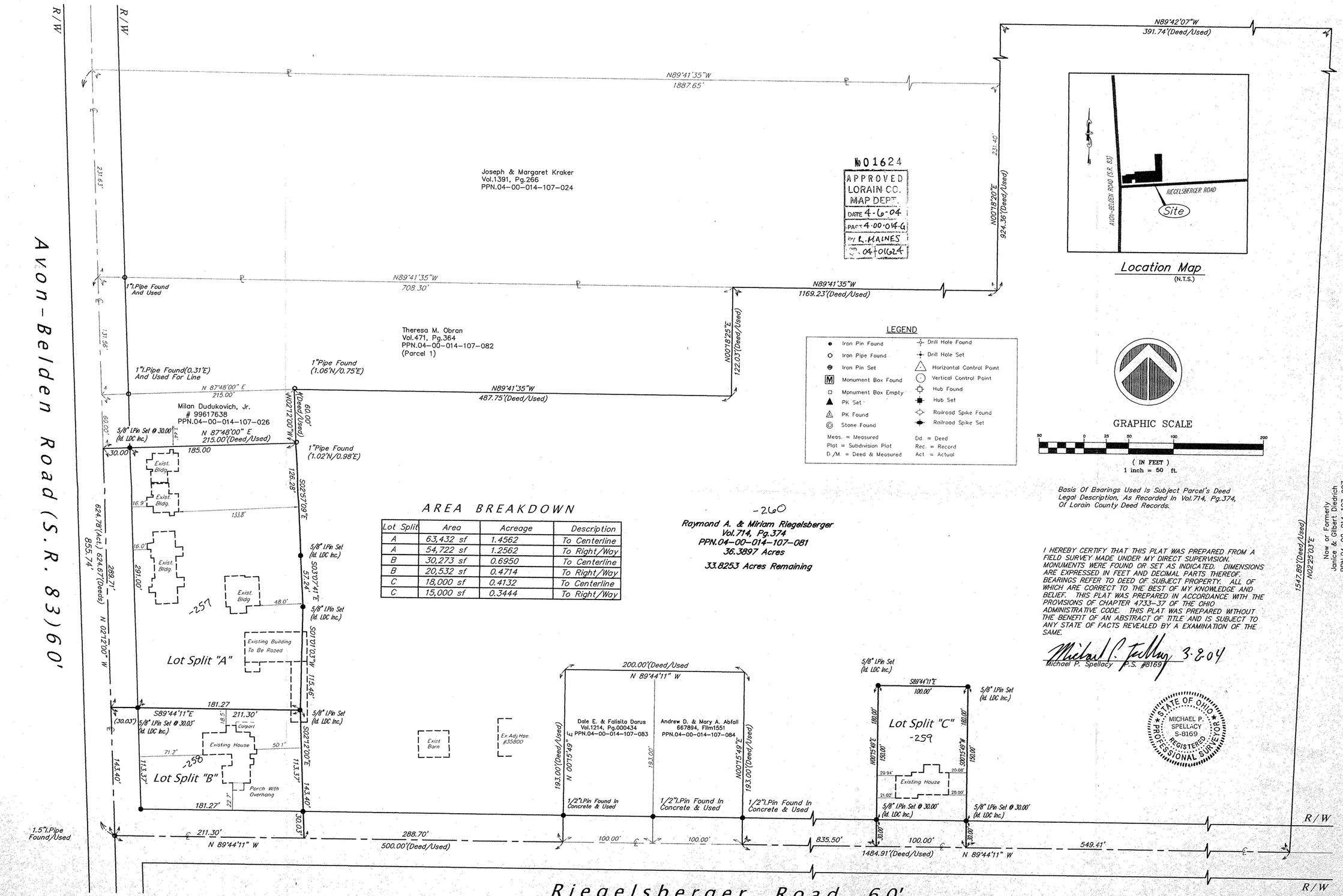

LEGEND

Iron Pin Found	Drill Hole Found
Iron Pipe Found	Drill Hole Set
Iron Pin Set	Horizontal Control Point
Monument Box Found	Vertical Control Point
Monument Box Empty	Hub Found
PK Set	Hub Set
PK Found	Railroad Spike Found
Stone Found	Railroad Spike Set
Meas. = Measured	Dd. = Deed
Plat = Subdivision Plat	Rec. = Record
D./M. = Deed & Measured	Act = Actual

Location Map
(N.T.S.)

AVON-BELDEN ROAD (S.R. 83)
RIEGELSBERGER ROAD
Site

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Basis Of Bearings Used Is Subject Parcel's Deed Legal Description, As Recorded In Vol.714, Pg.374, Of Lorain County Deed Records.

AREA BREAKDOWN

Lot Split	Area	Acreage	Description
A	63,432 sf	1.4562	To Centerline
A	54,722 sf	1.2562	To Right/Way
B	30,273 sf	0.6950	To Centerline
B	20,532 sf	0.4714	To Right/Way
C	18,000 sf	0.4132	To Centerline
C	15,000 sf	0.3444	To Right/Way

-260
Raymond A. & Miriam Riegelsberger
Vol.714, Pg.374
PPN.04-00-014-107-081
36.3897 Acres
33.8253 Acres Remaining

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 DEED OF SUBJECT PROPERTY. 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.

Michael P. Spellacy 3-8-04
Michael P. Spellacy P.S. #8169

STATE OF OHIO
MICHAEL P. SPELLACY
S-8169
REGISTERED
PROFESSIONAL SURVEYOR

RECEIVED
MAR 09 2004
AVON PLANNING COMMISSION

Lot Split
Prepared For: R.A. Riegelsberger
City of Avon - Lorain County - Ohio

Part of Section 14, Original Avon Township

DATE: 03-08-04
SCALE: HOR. 1"=50'
VERT. none
FILENAME final version
CH'K'D. BY
F.B. No. 08-JH

REV. No.	DATE	BY	CH'K'D

SHEET 1 OF 1
CONTRACT No. RIEGR1-0001

Prepared By:
LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE - MENTOR - OHIO 44060
TELEPHONE 255-8463 354-6938 951-LAND