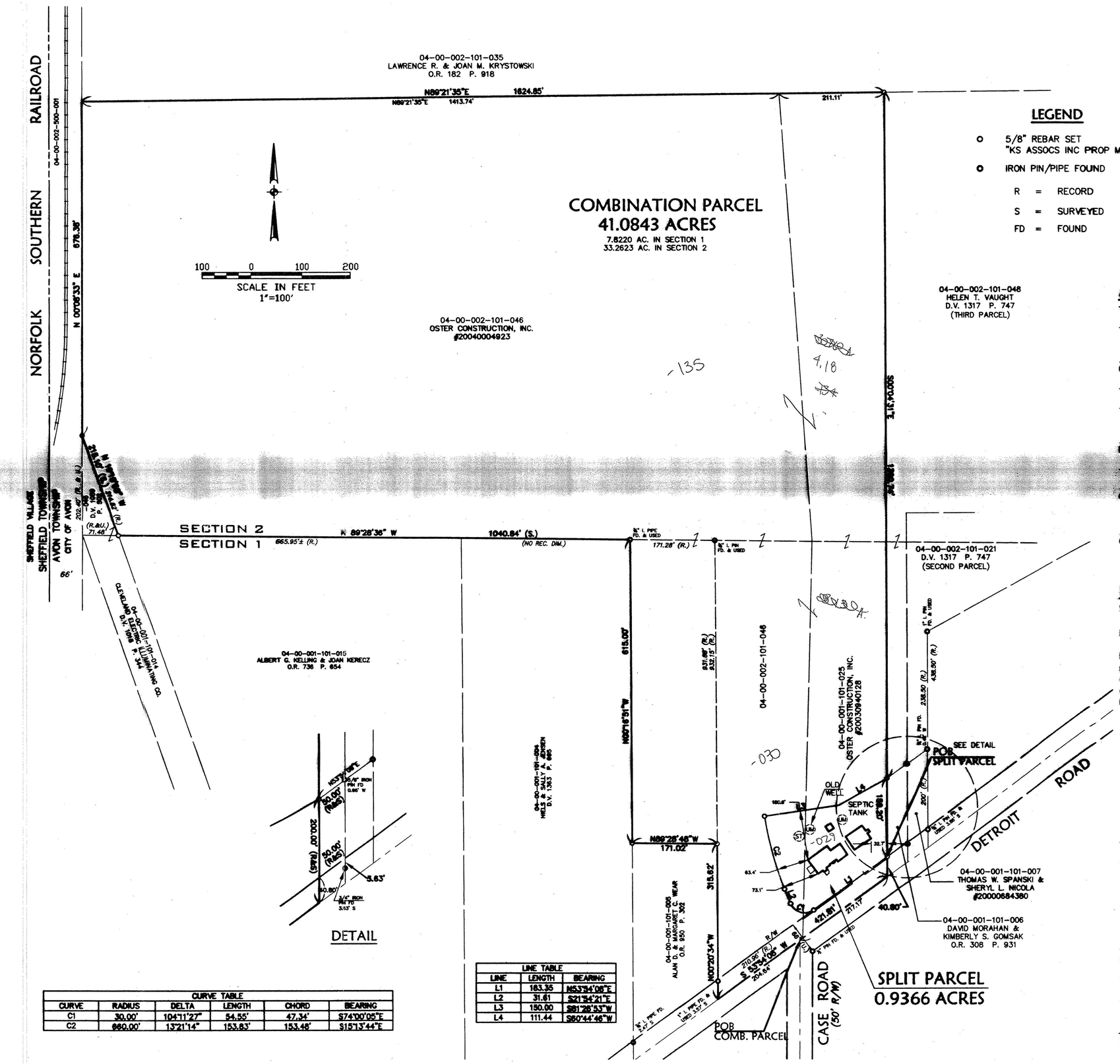


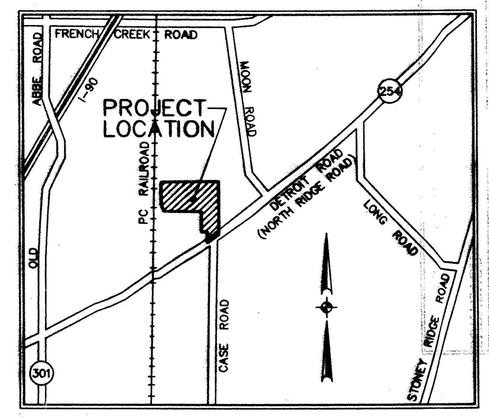
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	30.00'	104°11'27"	54.55'	47.34'	S74°00'05"E
C2	660.00'	13°21'14"	153.83'	153.48'	S15°13'44"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	183.35	N53°34'08"E
L2	31.61	S21°34'21"E
L3	150.00	S81°26'53"W
L4	111.44	S80°44'46"W

LEGEND

- ○ 5/8" REBAR SET "KS ASSOCS INC PROP MARKER"
- ● IRON PIN/PIPE FOUND

R = RECORD
S = SURVEYED
FD = FOUND



VICINITY MAP
NO SCALE

APPROVALS

This plat is approved for recording purposes only this 29 day of July, 2004.

City of Avon Consulting Engineer, Michael C. Bramhall, P.E., P.S.

This plat is approved for recording purposes only this 2nd day of August, 2004.

Carolyn Witherspoon
Planning Commission Chairperson, Carolyn Witherspoon

This plat is approved for recording purposes only this ____ day of _____, 2004. This approval does not constitute an acceptance of the dedication of any public street or highway dedicated hereon.

Council President, Larry Hoekstra

No 01731
APPROVED
LORAIN CO.
MAP DEPT
DATE 8-13-04
PAGE 400-0018
BY JHatfield
#04-01731

NOTARY PUBLIC

State of Ohio
ss
Lorain County

Before me, a notary public, in and for said County and State did personally appear the above signed officer of the mortgagee, who acknowledged the signing of this plat to be __ voluntary act and deed for the purposes therein expressed. in witness thereof I have hereunto set my hand and official seal this _____ day of _____, 2004.

Notary Public
My Commision Expires: _____

SURVEYOR'S NOTES

1. This map and the survey on which it is based has been prepared without the benefit of a title report and is not intended to reflect all easements, encumbrances, or other circumstances affecting the title to the property shown hereon.
2. Pertinent records used for this survey are shown hereon.
3. Bearings are based on Ohio State Plane, North Zone NAD83(1995).

SURVEYOR'S CERTIFICATE

I hereby certify that; this map and the survey on which it is based is the results of an on-the-ground survey that has been performed by me or under my supervision; that it is a survey of the lands conveyed to Oster Construction, Inc., recorded among the Deed Records of Lorain County, Ohio in Instrument Nos. 20040004923 and 20030940128.

Mark A. Yeager 7/20/04
Mark A. Yeager — Date
Professional Surveyor Ohio No. 7289

Date of Survey: June 3, 2004

Last Date of Revision: July 20, 2004

STATE OF OHIO — MARK A. YEAGER — 7289 — REGISTERED — PROFESSIONAL SURVEYOR

REVISIONS			
DATE	DESCRIPTION	BY	
7/20/04	ADDED SIGNATURE BLOCKS	TMJ	

DATE: 6-4-2004
DRAWN BY: AM
CHK'D BY: MAY
DWG. NAME: C-Split01
PA:\PROJECTS\LAND\CONTROL\DWG
F.B. ____

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mail@ksassociates.com
www.ksassociates.com

SPLIT & COMBINATION SURVEY

OF PART OF
ORIGINAL AVON TOWNSHIP SECTIONS 1 & 2
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1