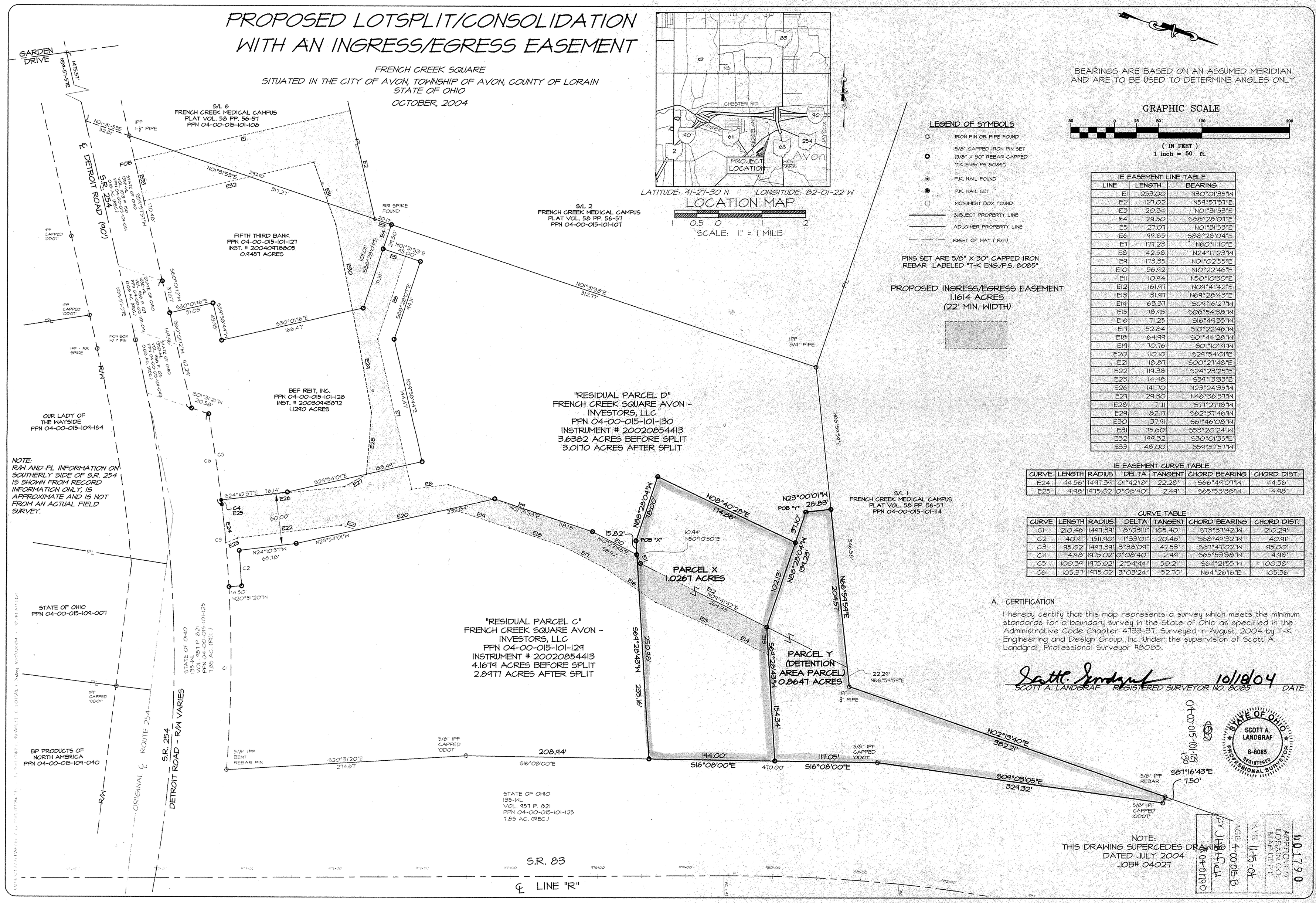
PROPOSED LOTSPLIT/CONSOLIDATION WITH AN INGRESS/EGRESS EASEMENT

FRENCH CREEK SQUARE
SITUATED IN THE CITY OF AVON, TOWNSHIP OF AVON, COUNTY OF LORAIN
STATE OF OHIO
OCTOBER, 2004



LATITUDE: 41-27-30 N LONGITUDE: 82-01-22 W

LOCATION MAP

SCALE: 1" = 1 MILE

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE TO BE USED TO DETERMINE ANGLES ONLY

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND OF SYMBOLS

- IRON PIN OR PIPE FOUND
- 5/8" CAPPED IRON PIN SET (5/8" X 30" REBAR CAPPED "TK ENG/ PS 8085")
- P.K. NAIL FOUND
- P.K. NAIL SET
- MONUMENT BOX FOUND
- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- RIGHT OF WAY (R/W)

PINS SET ARE 5/8" X 30" CAPPED IRON REBAR LABELED "T-K ENG/P.S. 8085"

PROPOSED INGRESS/EGRESS EASEMENT
1.1614 ACRES
(22' MIN. WIDTH)

IE EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	253.00	N30°01'35"W
E2	127.02	N59°57'57"E
E3	20.34	N01°31'53"E
E4	29.50	S88°28'07"E
E5	27.07	N01°31'53"E
E6	99.85	S88°28'04"E
E7	177.23	N60°11'10"E
E8	42.58	N24°17'23"W
E9	173.35	N01°02'55"E
E10	56.92	N10°22'46"E
E11	10.94	N50°10'30"E
E12	161.97	N03°41'42"E
E13	31.47	N68°28'43"E
E14	63.37	S04°16'27"W
E15	78.45	S06°54'38"W
E16	71.25	S16°44'35"W
E17	52.84	S10°22'46"W
E18	64.99	S01°44'28"W
E19	70.76	S01°10'19"W
E20	110.10	S29°54'01"E
E21	18.87	S00°27'48"E
E22	119.38	S24°23'25"E
E23	14.48	S34°13'33"E
E26	141.70	N23°24'35"W
E27	29.30	N46°36'37"W
E28	71.11	S77°27'18"W
E29	82.17	S62°37'46"W
E30	137.91	S61°46'08"W
E31	75.60	S53°20'24"W
E32	199.32	S30°01'35"E
E33	48.00	S59°57'57"W

IE EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DIST.
E24	44.56'	1497.39'	01°42'18"	22.28'	S66°49'07"W	44.56'
E25	4.98'	1975.02'	0°08'40"	2.49'	S65°53'38"W	4.98'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DIST.
C1	210.46'	1497.39'	8°03'11"	105.40'	S73°37'42"W	210.24'
C2	40.91'	1511.90'	1°33'01"	20.46'	S68°49'32"W	40.91'
C3	95.02'	1497.39'	3°38'09"	47.53'	S67°47'02"W	95.00'
C4	4.98'	1975.02'	0°08'40"	2.49'	S65°53'38"W	4.98'
C5	100.39'	1975.02'	2°54'44"	50.21'	S64°21'55"W	100.38'
C6	105.37'	1975.02'	3°03'24"	52.70'	N64°26'16"E	105.36'

A. CERTIFICATION

I hereby certify that this map represents a survey which meets the minimum standards for a boundary survey in the State of Ohio as specified in the Administrative Code Chapter 4733-37. Surveyed in August, 2004 by T-K Engineering and Design Group, Inc. Under the supervision of Scott A. Landgraf, Professional Surveyor #8085.

Scott A. Landgraf 10/18/04
SCOTT A. LANDGRAF REGISTERED SURVEYOR NO. 8085 DATE

STATE OF OHIO
SCOTT A. LANDGRAF
S-8085
REGISTERED
PROFESSIONAL SURVEYOR

04-00-015-101-130

NOTE:
THIS DRAWING SUPERCEDES DRAWING
DATED JULY 2004
JOB# 04027

APPROVED BY LORAIN CO. MAP OFFICE
DATE 11-15-04
PAGE 4-0005-B
BY JH+GEN
04-0780
M01790

REVISIONS

DATE	DESCRIPTION
10/18/04	REVISED EASEMENT

"Concept...Thru...Construction"
TK Engineering & Design Group, Inc.
TELEPHONE 440-205-0484 * FAX 205-0486
8801 MORNING ROAD MENTOR, OHIO 44060

DRAWN BY: SAL CHECKED BY: DMK

FRENCH CREEK SQUARE
PROPOSED LOTSPLIT/CONSOLIDATION W/ IE EASEMENT

OCTOBER 2004
JOB NO.: 04027
HORIZ.: 1" = 50'
VERT.: –