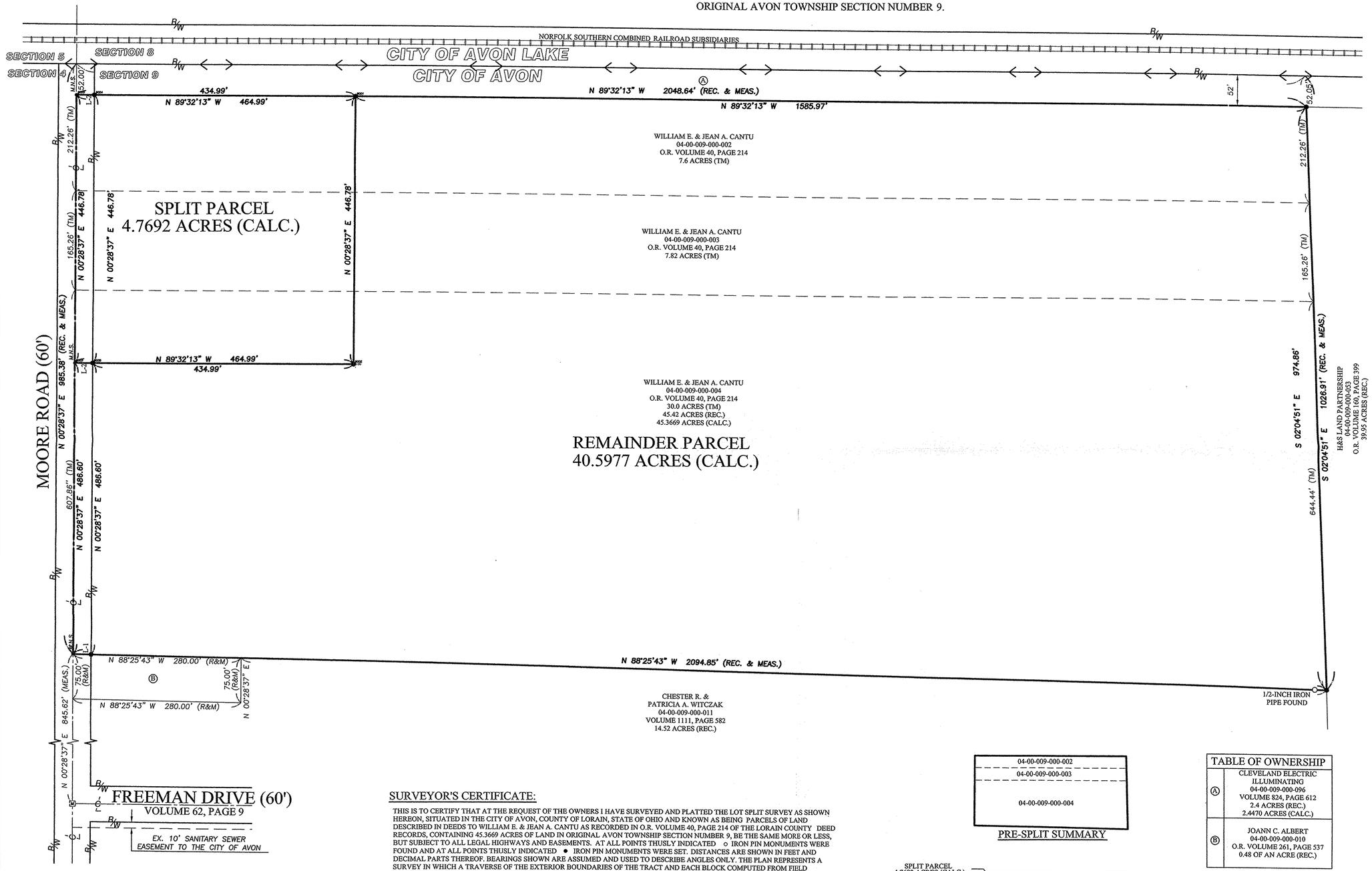
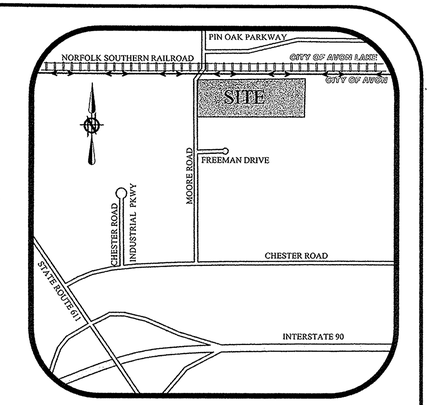
LOT SPLIT & CONSOLIDATION

for

WILLIAM E. & JEAN A. CANTU

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 9.





LEGEND OF SYMBOLS AND LINETYPES

	CENTERLINE OF RIGHT-OF-WAY
	CORPORATION LINE
○	IRON PIPE OR PIN FOUND AS INDICATED
●	5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
M.N.S.	MASONRY NAIL SET
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
—x—	FENCE
(F) (FND.)	FOUND
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
(TM) (TAX MAP)	TAX MAP REFERENCES
(C) (CALC.)	CALCULATED
R/W	RIGHT-OF-WAY LINE
[M]	MONUMENT BOX WITH CAPPED REBAR FOUND & USED

No. 01791
APPROVED
LORAIN CO.
MAP DEPT
DATE 11/16/04
PAGE 400-009-A
BY LHaffie
04-01791

GRAPHIC SCALE

0 40 80 160

(IN FEET)
SCALE: 1"=80'

BASIS OF BEARINGS:

CENTERLINE OF MOORE ROAD WHICH WAS ASSUMED TO BE NORTH 00°28'37" EAST

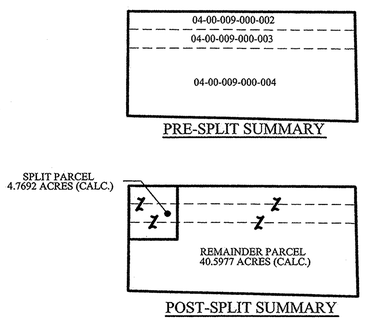
SURVEYED IN AUGUST OF 2004

TABLE OF OWNERSHIP

Ⓐ	CLEVELAND ELECTRIC ILLUMINATING 04-00-009-000-096 VOLUME 824, PAGE 612 2.4 ACRES (REC.) 2.4470 ACRES (CALC.)
Ⓑ	JOANN C. ALBERT 04-00-009-000-010 O.R. VOLUME 261, PAGE 537 0.48 OF AN ACRE (REC.)

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	N 88°25'43" W	30.01'
L-2	N 89°32'13" W	30.00'



SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE LOT SPLIT SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO WILLIAM E. & JEAN A. CANTU AS RECORDED IN O.R. VOLUME 40, PAGE 214 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 45.3669 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 9, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher M. Hirzel 10/14/2004

CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081

DATE

STATE OF OHIO
CHRISTOPHER HIRZEL S-8081
REGISTERED PROFESSIONAL SURVEYOR

APPROVAL BY THE CITY OF AVON, LORAIN COUNTY OHIO NO PLAT REQUIRED

CHAIRPERSON
SECRETARY
DATE

REVISION	DATE:	BY:	DESCRIPTION:
	08/06/04	MCB	ISSUE TO CITY
	08/09/04	MCB	REVISED PER CLIENT
	10/14/04	MCB	REVISED PER COMMENTS BY FRANK

J:/04-1787/DRAWINGS/DWG/MASTER.DWG

DRAWN BY: BDA

CHECKED BY: MCB

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 04-1787