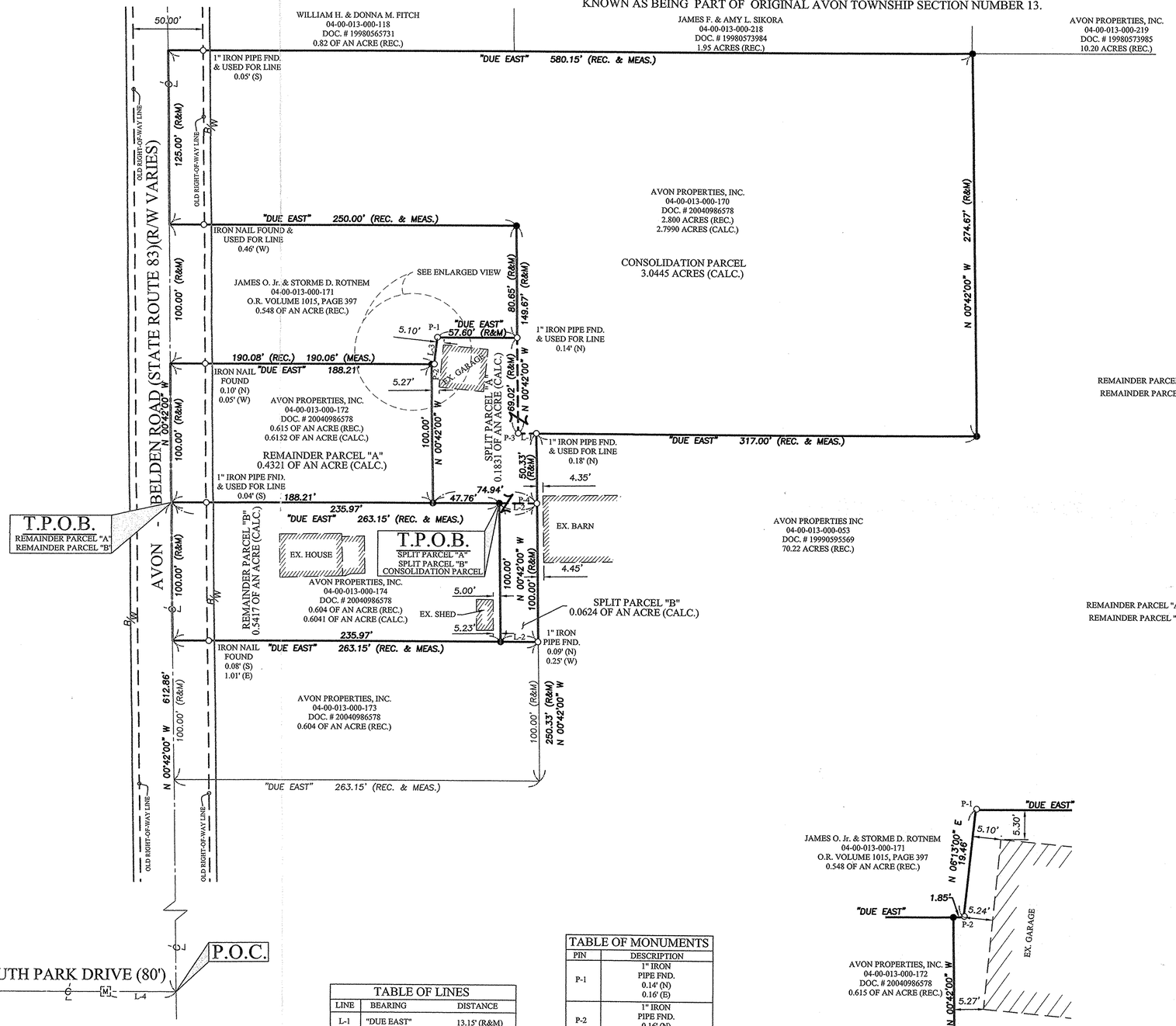
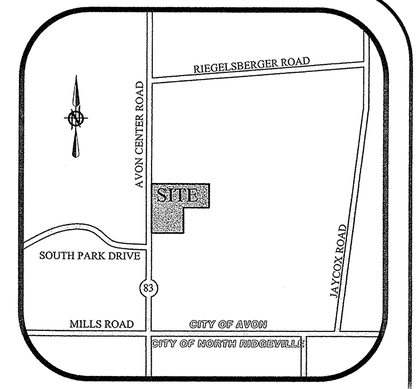
LOT-SPLIT & CONSOLIDATION SURVEY

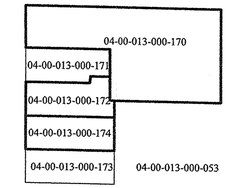
for

AVON PROPERTIES, INC.

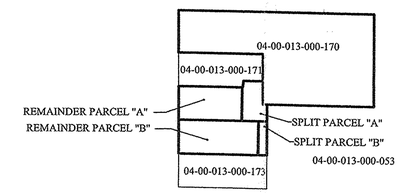
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 13.



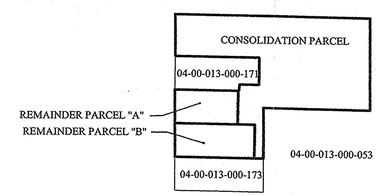




PRE - SPLIT SUMMARY



POST - SPLIT SUMMARY



POST - CONSOLIDATION SUMMARY

LEGEND OF SYMBOLS AND LINETYPES

—C/L—	CENTERLINE OF RIGHT-OF-WAY
○	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
(F) (FND.)	FOUND
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
(C) (CALC.)	CALCULATED
R/W	RIGHT-OF-WAY LINE
[M]	MONUMENT BOX FOUND AS INDICATED

GRAPHIC SCALE
0 20 40 80
(IN FEET)
SCALE: 1"=40'

№ 01838
APPROVED
LORAIN CO.
MAP DEPT
DATE 1/19/05
PAGE 04-00-03-C
BY JHatfield
05-01838

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF AVON - BELDEN ROAD (STATE ROUTE 83) WHICH WAS ASSUMED TO BE NORTH 00° 42' 00" WEST

SURVEYED ON OCTOBER 28th, 2004

ENLARGED VIEW
SCALE: 1" = 10'

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	"DUE EAST"	13.15' (R&M)
L-2	"DUE EAST"	27.18'
L-3	N 06°13'00" E	19.46' (R&M)
L-4	S 89°45'05" E	50.63' (MEAS.)

TABLE OF MONUMENTS

PIN	DESCRIPTION
P-1	1" IRON PIPE FND. 0.14' (N) 0.16' (E)
P-2	1" IRON PIPE FND. 0.16' (N) 0.15' (E)
P-3	1" IRON PIPE FND. 0.22' (N) 0.12' (E)
P-4	1" IRON PIPE FND. 0.05' (N) 0.17' (W)

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE LOT-SPLIT & CONSOLIDATION SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO AVON PROPERTIES, INC. AS RECORDED IN DOCUMENT NUMBER 20040986578 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 4.0183 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 13, 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 1-23-2004

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

DATE

STATE OF OHIO CHRISTOPHER HIRZEL S-8081 REGISTERED PROFESSIONAL SURVEYOR

RECEIVED
DEC 03 2004
AVON PLANNING COMMISSION

DATE:	BY:	DESCRIPTION:
10/29/04	CMH	ISSUE TO CLIENT FOR PRELIMINARY REVIEW

REVISION

DRAWN BY: BDA

CHECKED BY: CMH

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. 04-1807

I:/041807/DRAWINGS/DWG/MASTER.DWG