

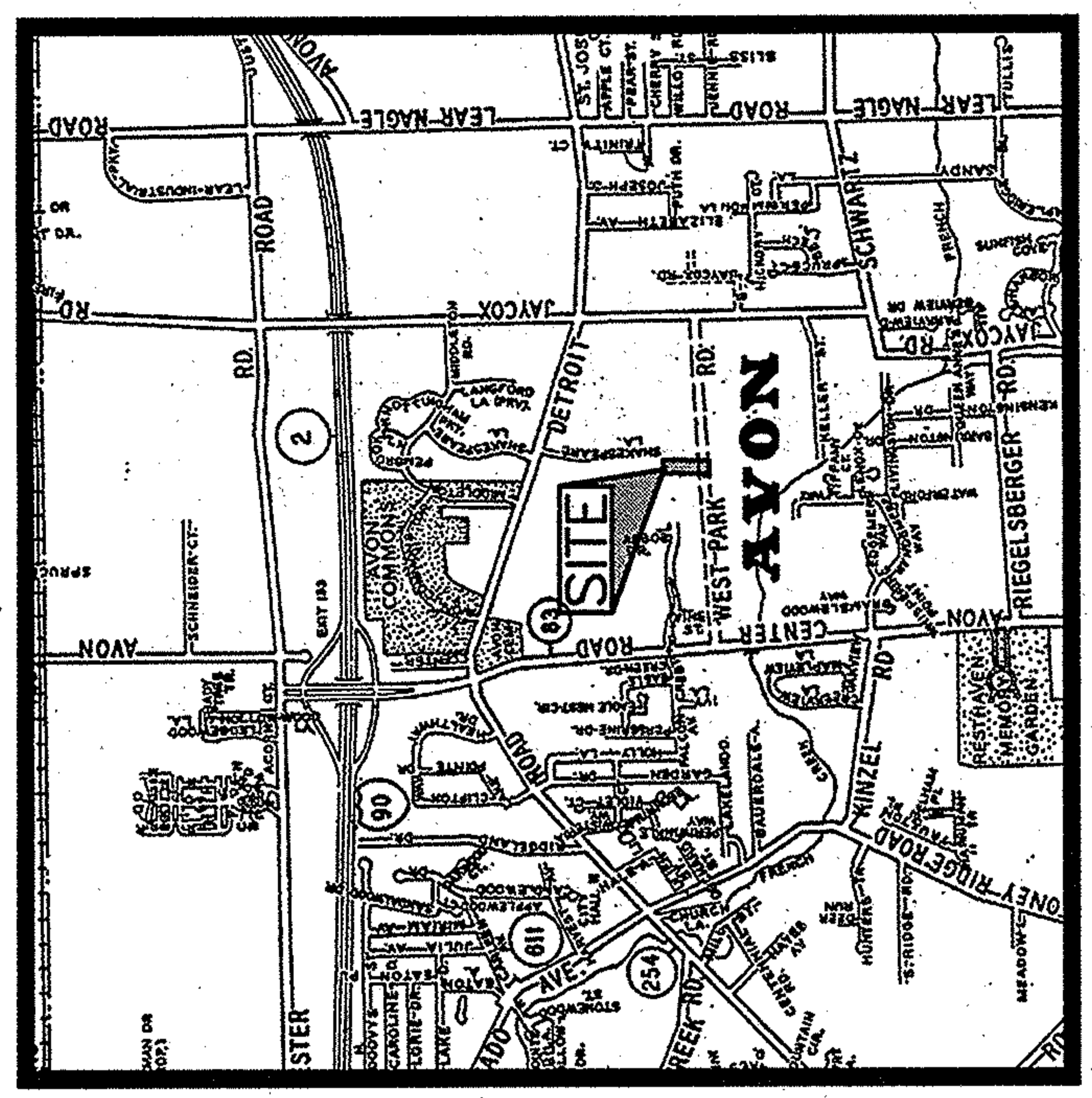
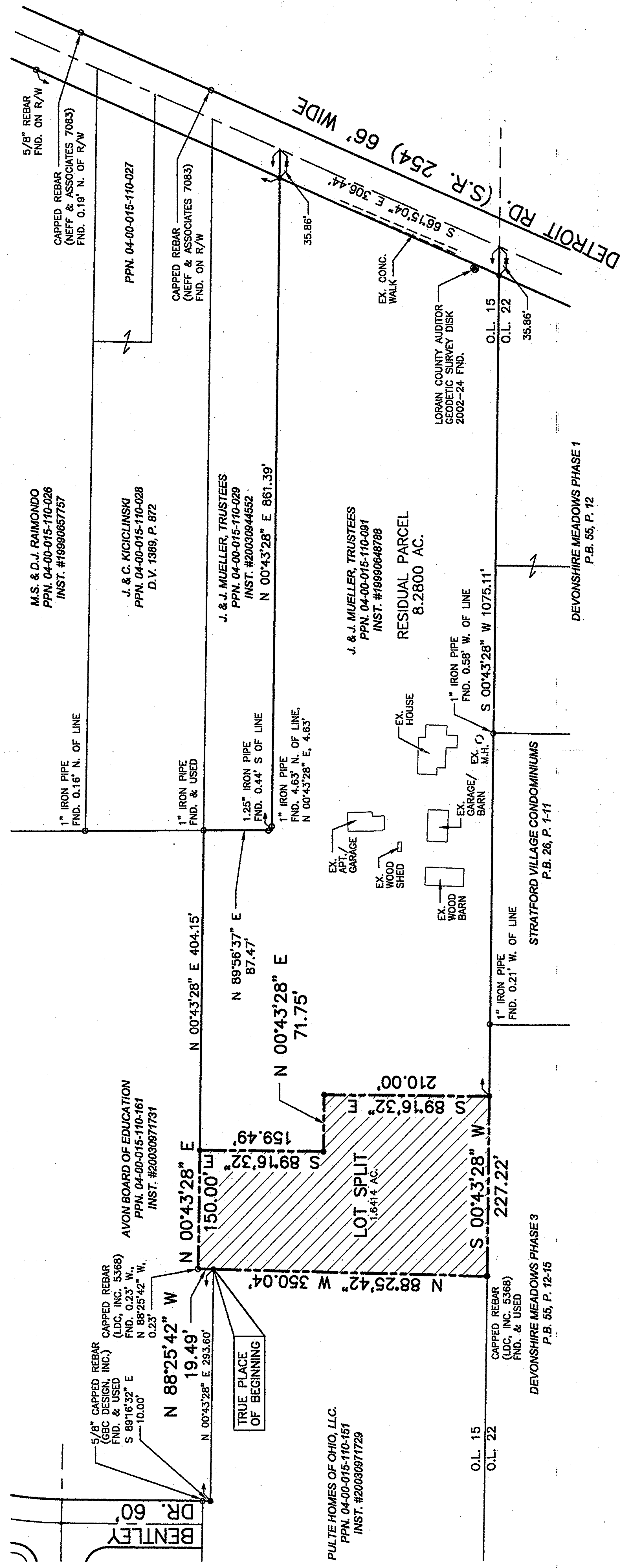
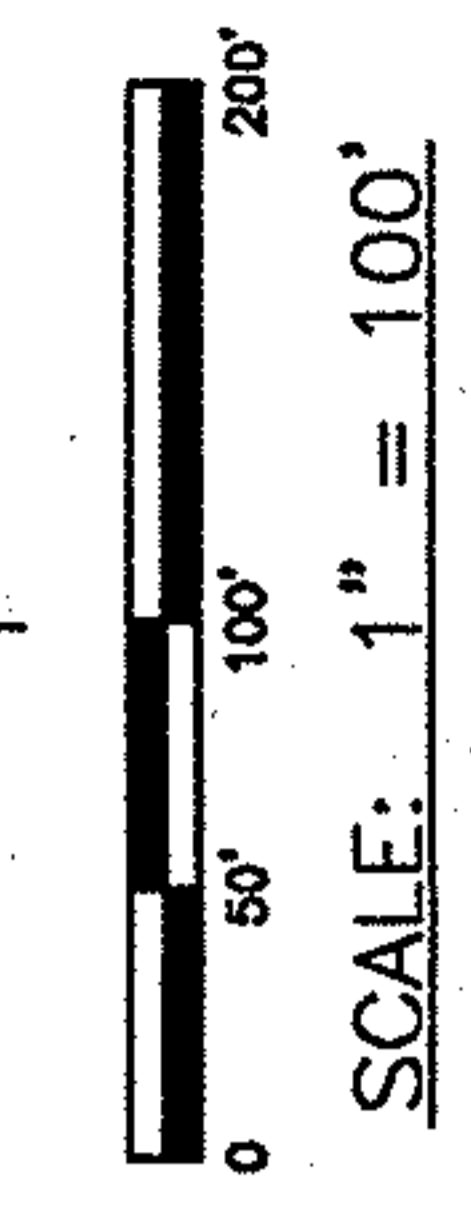
**GBC DESIGN, INC.**  
3878 W. Market St.  
Akron, OH 44393-9986  
Phone 380-836-0228  
Fax 380-836-5782

**PULTE HOMES OF OHIO, LLC.**  
30575 BAINBRIDGE RD.  
SOLOM, OH 44139  
440-349-9640

**BENTLEY PARK SUB. NO. 7**  
LOT SPLIT PLAT

DRAWN BY: T.G.W.  
DATE: JAN., 2005  
PROJECT NO. 35107W  
DRAWING NO. 1 OF 1

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 15 OF ORIGINAL AVON TOWNSHIP



BASIS OF BEARING:  
BENTLEY PARK SUBDIVISION No. 4 AS RECORDED IN  
INST. #20030971597

\* LOT SPLIT PARCEL IS TO BE ATTACHED TO PPN.  
04-00-015-110-151 AND NOT TO BE SOLD  
SEPARATELY.

\* LOT SPLIT PARCEL IS VACANT AS OF THE DATE OF  
THIS SURVEY.

**LEGEND**

● 5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC.)

○ IRON PIN FOUND (TYPE & SIZE AS INDICATED)



I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT AND HAVE FOUND OR SET THE PINS AS SHOWN.

*Gary R. Rouse*  
GARY R. ROUSE - REG. NO. 6867 DATE 1-14-05

PPN. 04-00-015-110-091 = 9.9214 AC.  
— LOT SPLIT AREA = 1.6414 AC.  
RESIDUAL PARCEL AREA = 8.2800 AC.

**PULTE HOMES OF OHIO, LLC.**  
PPN. 04-00-015-110-151  
INST. #20030971729

5/8" CAPPED REBAR (GBC DESIGN, INC.) (LDC, INC. 5368) FND. & USED  
S 89°16'32" E 10.00' 0.23'  
N 88°25'42" W 19.49' 0.23'

AVON BOARD OF EDUCATION  
PPN. 04-00-015-110-161  
INST. #20030971731

M.S. & D.J. RAIMONDO  
PPN. 04-00-015-110-026  
INST. #19990657757

J. & C. KICICLINSKI  
PPN. 04-00-015-110-028  
D.V. 7389, P. 872

J. & J. MUELLER, TRUSTEES  
PPN. 04-00-015-110-029  
INST. #20030944552  
N 00°43'28" E 861.39'

J. & J. MUELLER, TRUSTEES  
PPN. 04-00-015-110-091  
INST. #19990648788  
RESIDUAL PARCEL  
8.2800 AC.

CAPPED REBAR (LDC, INC. 5368) FND. & USED  
N 00°43'28" E 293.60'

DEVONSHIRE MEADOWS PHASE 3  
P.B. 55, P. 12-15

STRATFORD VILLAGE CONDOMINIUMS  
P.B. 26, P. 1-11

DEVONSHIRE MEADOWS PHASE 1  
P.B. 55, P. 12

LORAIN COUNTY AUDITOR  
GEODETIC SURVEY DISK  
2002-24 FND.

EX. CONC. WALK

CAPPED REBAR (NEFF & ASSOCIATES 7083) FND. ON R/W

PPN. 04-00-015-110-027

CAPPED REBAR (NEFF & ASSOCIATES 7083) FND. ON R/W

5/8" REBAR FND. ON R/W

SCALE: 1" = 100'