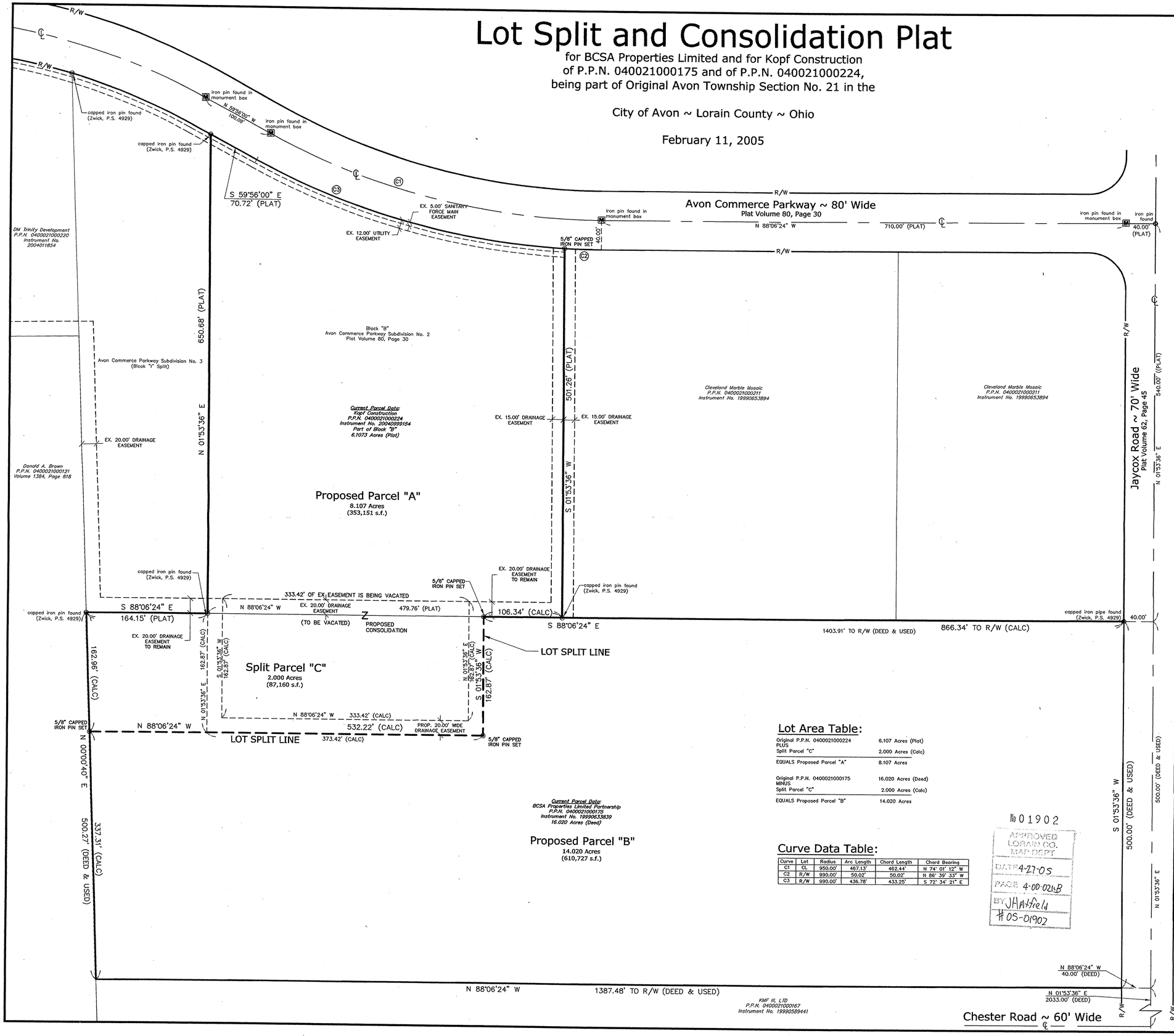
Lot Split and Consolidation Plat

for BCSA Properties Limited and for Kopf Construction
of P.P.N. 040021000175 and of P.P.N. 040021000224,
being part of Original Avon Township Section No. 21 in the

City of Avon ~ Lorain County ~ Ohio

February 11, 2005



Lot Area Table:

Original P.P.N. 040002100224	6.107 Acres (Plat)
PLUS	
Split Parcel "C"	2.000 Acres (Calc)
EQUALS Proposed Parcel "A"	8.107 Acres
Original P.P.N. 040002100175	16.020 Acres (Deed)
MINUS	
Split Parcel "C"	2.000 Acres (Calc)
EQUALS Proposed Parcel "B"	14.020 Acres

Curve Data Table:

Curve	Lot	Radius	Arc Length	Chord Length	Chord Bearing
C1	CL	950.00'	467.13'	462.44'	N 74° 01' 12" W
C2	R/W	990.00'	50.02'	50.02'	N 86° 39' 33" W
C3	R/W	990.00'	436.78'	433.25'	S 72° 34' 21" E

No 01902
APPROVED LORAIN CO. MAP DEPT
DATE 4-27-05
PAGE 4-00-021LB
BY JHatfield
05-01902

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

Owner's Certification for Acceptance:

I, the undersigned owner of the hereon platted land, do hereby accept this plat and subdivision thereof.

3/15/05 HRKopf
Date: Herman R. Kopf, President, Kopf Construction:

Notarial Acknowledgment:

State of Ohio } S.S.
County of Lorain }
Acknowledged before me by Herman R. Kopf, President of Kopf Construction
Corporation on behalf of said corporation at AVON LAKE
Ohio this 15th day of March 2005
Notary Public Kathie J. Murray
My Commission Expires February 6, 2007 KATHIE J. MURRAY, Notary Public State of Ohio My Commission Expires 2/6/2007

Owner's Certification for Acceptance:

I, the undersigned owner of the hereon platted land, do hereby accept this plat and subdivision thereof.

3-15-05 William P. Hagy Jr.
Date: William P. Hagy, Jr. BCSA Properties Limited Partnership

Notarial Acknowledgment:

State of Ohio } S.S.
County of Lorain }
Acknowledged before me by William P. Hagy, Jr., representative of BCSA Properties Limited Partnership
on behalf of said partnership at Avon Ohio
Ohio this 15 day of March 2005
Notary Public
My Commission Expires April 10, 2007 EUGENIA L. YINGLING Notary Public, State of Ohio My Commission Expires: April 10, 2007 Recorded in Lorain County

Approvals:

This plat approved by the planning commission of the City of Avon for recording purposes only this _____ day of _____, 2005.

Carolyn Witherspoon
Carolyn Witherspoon, Planning Commission Chairperson

This plat approved by the consulting engineer of the City of Avon for recording purposes only this 18 day of MARCH 2005.

Bramhall Engineering and Surveying Company
Michael Bramhall, P.E., P.S.
City of Avon Consulting Engineer

Survey Bibliography:

1.) Subdivision Plat of Avon Commerce Parkway Subdivision No. 2 as recorded in Plat Volume 80, Page 30 of the Lorain County Map Records.

2.) Legal description of lands owned by BCSA Properties Limited Partnership as recorded in Instrument No. 19990633839 of the Lorain County Records.

3.) Legal Description of lands owned by DM Trinity Development as recorded in Instrument No. 20040011854 of the Lorain County Records.

4.) Legal Description of lands owned by Cleveland Marble Mosaic as recorded in Instrument No. 19990653894 of the Lorain County Records.

5.) Legal Description of lands owned by Donald A. Brown as recorded in Volume 1384, Page 818 of the Lorain County Records.

6.) Avon Commerce Parkway Subdivision No. 3 (Block "I" Split) – (not yet recorded) prepared by Peter Zwick, P.S. No 4929 of Zwick Associates, Inc. dated Decmeber 20, 2004.

Surveyor's Certification

This plat was prepared from a field survey under my supervision and from record. Dimensions shown on this plat are expressed in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge and belief.

3/3/05
John R. Alban
P.S. No. S-7651
Date

Rev.	Description	Date	By	CH'K'D.

Lot Split and Consolidation Plat
P.P.N. 040002100175 and
P.P.N. 040021000224

City of Avon ~ Lorain County ~ Ohio

STATE OF OHIO JOHN R. ALBAN S-7651 REGISTERED PROFESSIONAL SURVEYOR

Drawn By: JML
Checked By:
Approved By:
Date: 2/11/05

JOHN R. ALBAN
Professional Land Surveyor
3111 Yorkshire Road
Cleveland Heights, OH 44118
Phone: 216-932-8760

Scale: Horiz. 1"=60' Vert. 1"=N/A

Sheet No.	Of
1	1

Filename: 05-009\lot

P:\SDS\PROJ\05-009\layout\split.dwg, Lot Split, 03/04/2005 12:08:52 PM, JOE, Greenland HP430.pc3