LOT CONSOLIDATION SURVEY

for

KURT T., MARK W., & WILLIAM D. CUMMINGS

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 11.

GRAPHIC SCALE
0 15 30 60
(IN FEET)

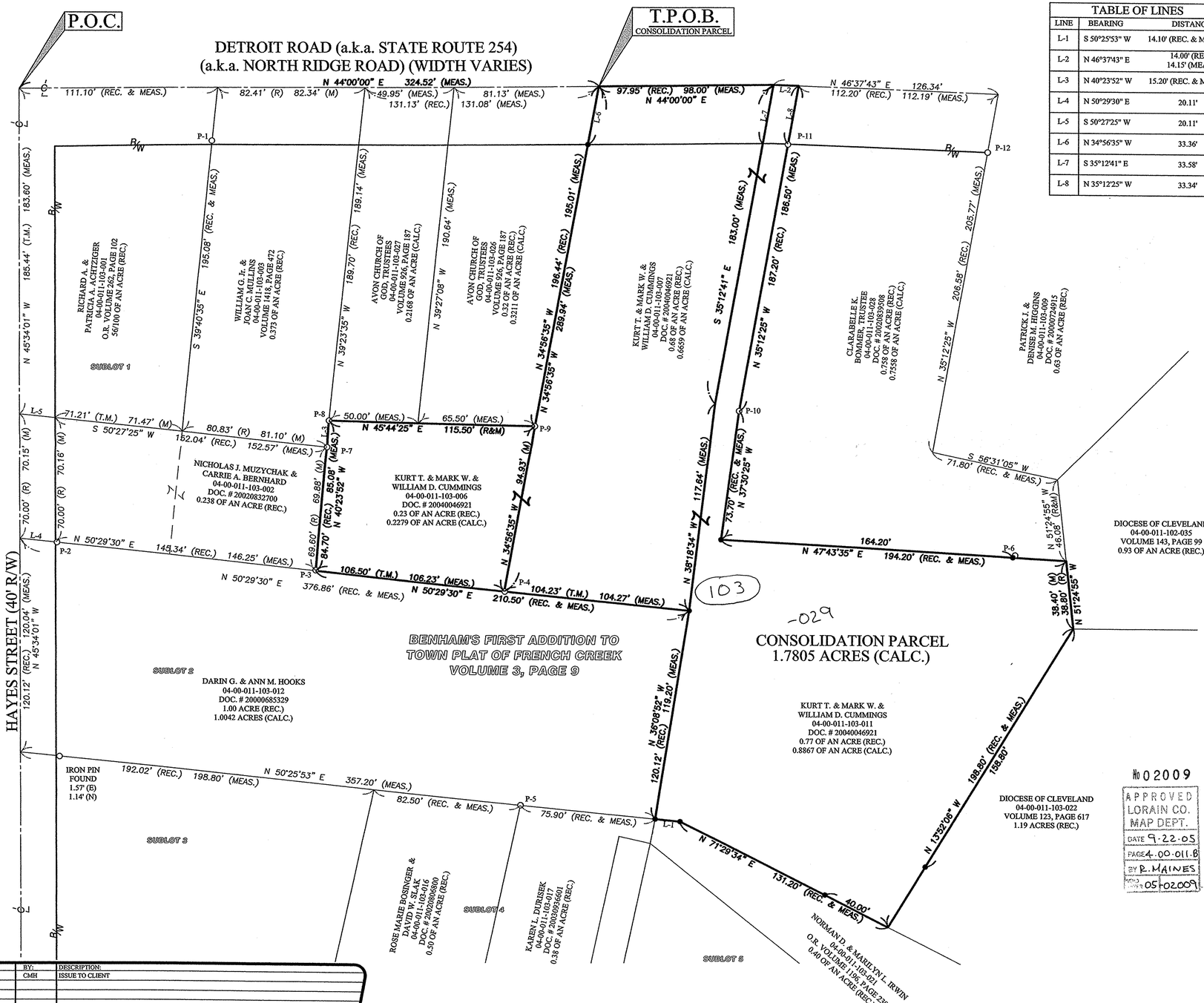
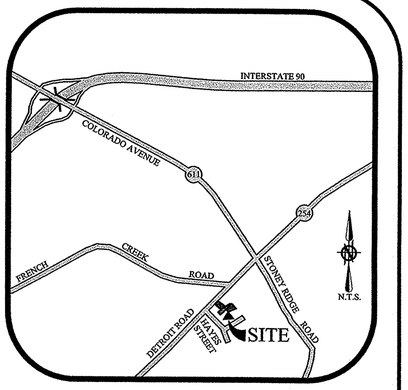


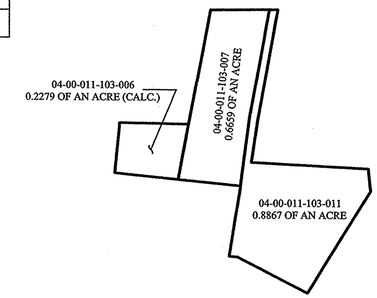
TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	S 50°25'53" W	14.10' (REC. & MEAS.)
L-2	N 46°37'43" E	14.00' (REC.) 14.15' (MEAS.)
L-3	N 40°23'52" W	15.20' (REC. & MEAS.)
L-4	N 50°29'30" E	20.11'
L-5	S 50°27'25" W	20.11'
L-6	N 34°56'35" W	33.36'
L-7	S 35°12'41" E	33.58'
L-8	N 35°12'25" W	33.34'

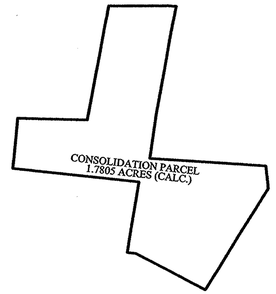
LEGEND OF SYMBOLS AND LINETYPES

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





PRE-CONSOLIDATION SUMMARY



POST-CONSOLIDATION SUMMARY

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF DETROIT ROAD WHICH WAS ASSUMED TO BE NORTH 44° 00' 00" EAST AS OBSERVED IN BENHAM'S FIRST ADDITION TO TOWN PLAT OF FRENCH CREEK AS RECORDED IN VOLUME 3, PAGE 9 OF THE LORAIN COUNTY PLAT RECORDS

AS SURVEYED IN FEBRUARY OF 2005

TABLE OF MONUMENTS

PIN	DESCRIPTION	PIN	DESCRIPTION	PIN	DESCRIPTION	PIN	DESCRIPTION
P-1	IRON PIPE FOUND 1.51' (W) 1.59' (N)	P-4	IRON PIPE FOUND & USED FOR LINE 0.32' (E)	P-7	IRON PIN FOUND & USED FOR LINE 0.07' (N)	P-10	IRON PIN FOUND & USED
P-2	IRON PIN FOUND & USED FOR LINE 0.77' (E)	P-5	IRON PIN FOUND & USED	P-8	IRON PIPE FOUND & USED	P-11	IRON PIPE FOUND & USED FOR LINE 0.24' (S)
P-3	IRON PIN FOUND & USED FOR LINE 0.29' (N)	P-6	IRON PIN FOUND	P-9	IRON PIPE FOUND & USED	P-12	IRON PIN FOUND & USED

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT 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 KURT T., MARK W., & WILLIAM D. CUMMINGS AS RECORDED IN DOCUMENT NUMBER 20040046921 OF THE ORAIN COUNTY DEED RECORDS, CONTAINING 1.7808 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 11 , 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.

No 02009

APPROVED
LORAIN CO.
MAP DEPT.
DATE 9-22-05
PAGE 4-00-011-B
BY R. MAINES
NO. 05-02009

Christopher M. Hirzel 3/15/2005

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

DATE

STATE OF OHIO
CHRISTOPHER HIRZEL
S-8081
REGISTERED
PROFESSIONAL SURVEYOR

REVISION	DATE:	BY:	DESCRIPTION:
	03/10/05	CMH	ISSUE TO CLIENT

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. 05-2023

J:\052023\DRAWINGS\DWG\MASTER.DWG