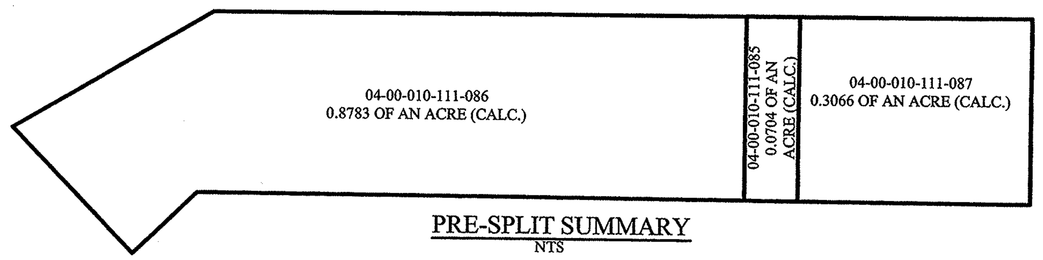
LOT-SPLIT & CONSOLIDATION SURVEY

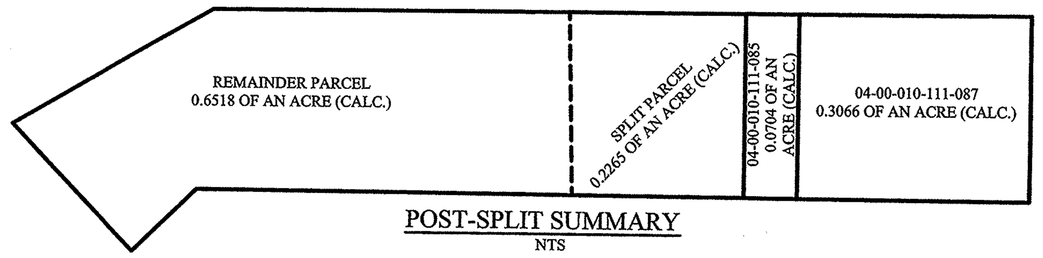
for

A.D.G. PARTNERSHIP OF AVON

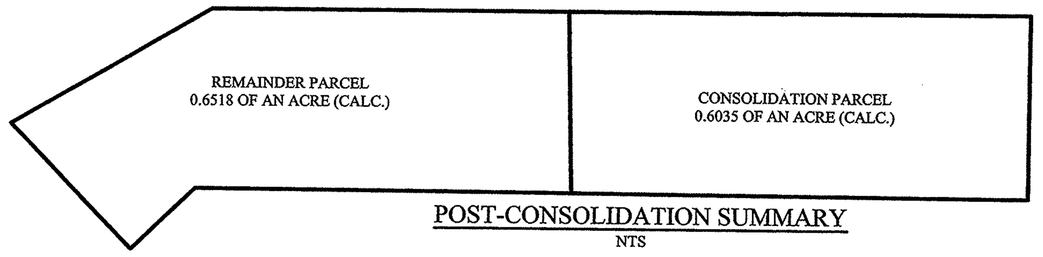
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 10.



PRE-SPLIT SUMMARY
NTS



POST-SPLIT SUMMARY
NTS

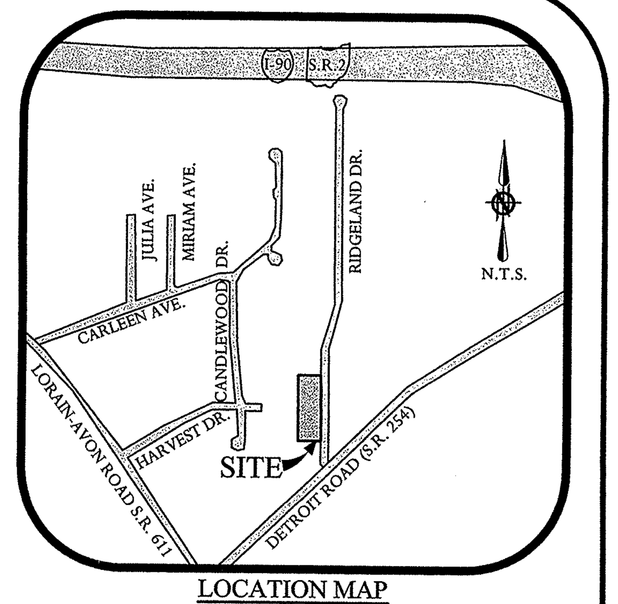


POST-CONSOLIDATION SUMMARY
NTS

TABLE OF MONUMENTS	
PIN	DESCRIPTION
P-1	DRILL HOLE FOUND & USED FOR LINE 0.64' (NORTH)
P-2	DRILL HOLE FOUND & USED FOR LINE 0.35' (NORTH)
P-3	1" IRON PIPE FOUND 0.16' (WEST) 2.14' (NORTH)
P-4	1" IRON PIPE FOUND & USED FOR LINE 0.06' (EAST)
P-5	1" IRON PIPE FOUND 0.22' (WEST) 0.18' (NORTH)

TABLE OF LINES		
LINE	BEARING	DISTANCE
L-1	N 00°22'00" W	30.00' (R&M)
L-2	"DUE NORTH"	30.00' (R&M)

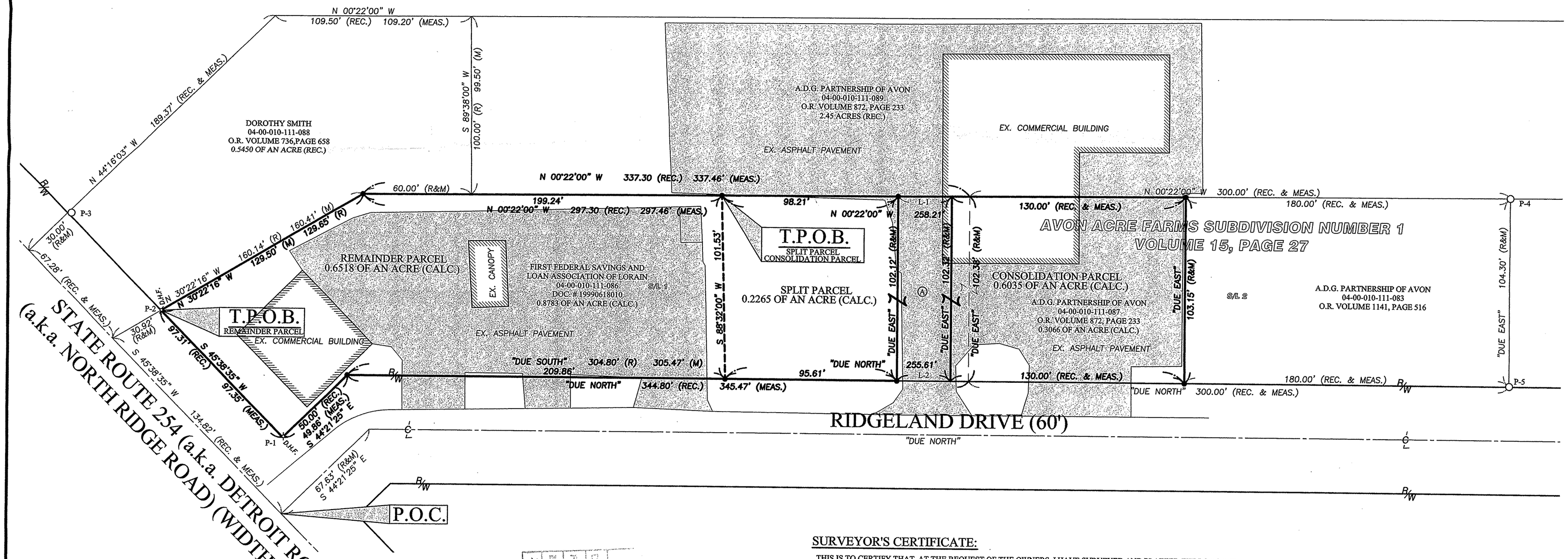
TABLE OF OWNERSHIP	
Ⓐ	A.D.G. PARTNERSHIP OF AVON 04-00-010-111-085 O.R. VOLUME 872, PAGE 233 0.0704 OF AN ACRE (CALC.)



LOCATION MAP
NTS

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
D.H.F.	DRILL HOLE FOUND
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
(C) (CALC.)	CALCULATED
R/W	RIGHT-OF-WAY LINE
M	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED



GRAPHIC SCALE
0 10 20 40
(IN FEET)
SCALE: 1" = 20'

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF RIDGELAND DRIVE WHICH WAS ASSUMED TO BE "DUE NORTH" AS OBSERVED IN AVON ACRE FARMS SUBDIVISION NUMBER 1 AS RECORDED IN VOLUME 15, PAGE 27 OF THE LORAIN COUNTY PLAT RECORDS.

AS SURVEYED IN JUNE OF 2005

APPROVED LORAIN CO. MAP DEPT.
DATE 11/1/05
PAGE 4-00109
BY JHatfield
05-0203 4
№ 02034

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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LORAIN AS RECORDED IN DOCUMENT NUMBER 199906180 10 OF THE LORAIN COUNTY DEED RECORDS, CO NTAINING 1.2553 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 10, 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. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher M. Hirzel

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

STATE OF OHIO
CHRISTOPHER HIRZEL S-8081
REGISTERED PROFESSIONAL SURVEYOR

09/08/2005
DATE

REVISION	DATE:	BY:	DESCRIPTION:
	07-01-05	CMH	ISSUE TO CLIENT
	09/07/05	CMH	ADDED CONSOLIDATION TO SPLIT PLAT

I:\052115\DRAWINGS\DWG\MASTER.DWG

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. 05-2115