LOT-SPLIT & CONSOLIDATION SURVEY DENNIS & KIM BRING SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 30. AVON DOVER BEACH SUBDIVISION VOLUME 11, PAGE 27 S/L 14 5 67°14'48" 3/4" IRON PIPE 3/4" IRON PIPE 3/4" IRON PIPE FOUND & USED FOUND & USED FOUND & USED FOR LINE LAKEVIEW DRIVE (40') FOR LINE 0.11' EAST 0.05' NORTH 0.49' SOUTH SPLIT PARCEL "A" S 67'14'48" E 419.33' LOCATION MAP 3/4" IRON PIPE 120.00' (REC. & MEAS.) S 67°14'48" E S 67'14'48" 3/4" IRON PIPE 3/4" IRON PIPE 0.17' EAST FOUND & USED FOUND & USED_ LEGEND OF SYMBOLS AND LINETYPES 40.00' (R&M) S 67'14'48" E 77.00' (REC. & MEAS.) S 67'14'48" E CENTERLINE OF RIGHT-OF-WAY DENNIS & KIM BRING 0.4837 OF AN AGRE VOALG.) IRON PIPE OR PIN FOUND AS INDICATED 04-00-030-111-045 **DENNIS & KIM BRING** DOC. # 20040021924 RANDY B. & CINDY L. CRAGO 04-00-030-111-016 5/8" IRON REBAR W/CAP STAMPED CONSOLIDATION PARCEI SPLIT PARCEL "B" DOC. # 20040021924 04-00-030-111-048 "BRAMHALL 8073" SET DOC. # 20020825796 POINT OF COMMENCEMENT P.O.C. TRUE PLACE OF BEGINNING FOUND RECORD TABLE OF OWNERSHIP (M) (MEAS.) **MEASURED** CALCULATED **DENNIS & KIM BRING** S/L 42 04-00-030-111-014 RIGHT-OF-WAY LINE S/L 39 DOC. # 20040021924 DONALD J. DUNHAM, III S/L 34 S/L 36 S/L 35 04-00-030-111-017 DOC. # 20050069866 TABLE OF LINES **DENNIS & KIM BRING** DISTANCE BEARING 04-00-030-111-013 10.00' (R&M) DOC, # 20040021924 3.00' (R&M) DENNIS & KIM BRING 3.00' (R&M) S 70°00'15" E 04-00-030-111-015 DOC. # 20040021924 N 22°45'00" E TABLE OF MONUMENTS DESCRIPTION 2" IRON PIPE 3/4" IRON PIPE DONALD J. DUNHAM, III 0.18' WEST 04-00-030-111-046 0.36' SOUTH 0.44' NORTH DOC. # 20050069866 3/4" IRON PIPE FOUND & USED 3/4" IRON PIPE 0.18' WEST 0.06' SOUTH 0.23' NORTH 3/4" IRON PIPE 3/4" IRON PIPE FOUND & USED FORMER CENTERLINE OF THE LAKE SHORE P.P. NO. 04-00-030-111-045 0.30' SOUTH -013 thru-011 3/4" IRON PIPE ELECTRIC BOULEVARD é ELECTRIC RAILWAY COMPANY FOUND (VACATED ORDINANCE NUMBER 144-76) (R/W VARIES) 0.31' SOUTH DATE OF SURVEY SURVEYOR'S CERTIFICATE: r04-00-030-111-014 OF LAND DESCRIBED IN A DEED TO DENNIS BRING AND KIM BRING AS RECORDED IN DOCUMENT NUMBER 20040021924 OF THE LORAIN COUNTY DEED RECORDS. CONTAINING 0.4837 OF AN ACRE OF LAND IN ORIGINAL AVON TOWNSHIP LOT NUMBER 30. BE THE SAME MORE OR LESS. BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. AT ALL POINTS THUSLY INDICATED GRAPHIC SCALE SURVEYOR 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 (IN FEET) TO BE CORRECT. SCALE: 1" = 20' 04-00-030-111-045 CONSOLIDATION PARCEL 0.4837 OF AN ACRE (CALC.) SPLIT PARCEL "A" | SPLIT PARCEL "B" BASIS OF BEARINGS: EXISTING STRUCTURES ON THE SUBJECT PARCELS ARE 0.2438 OF AN ACRE | 0.2399 OF AN ACRE 5-18-06 TO BE REMOVED PRIOR TO THE LOT-SPLIT & A PORTION OF THE FORMER CENTERLINE OF THE LAKE CONSOLIDATION. THE OWNER SHALL COORDINATE SHORE ELECTRIC RAILWAY COMPANY WHICH WAS ALL TYPES OF CONSTRUCTION AND/OR DEMOLITION ASSUMED TO BE NORTH 70° 00' 15" WEST. REQUIRED ON THE SUBJECT PARCELS WITH THE CONTRACTOR AND THE CITY OF AVON LAKE. AS SURVEYED IN DECEMBER OF 2005 406-02145 SHEET BRAMHALL DRAWN BY: 04-00-030-111-013 REVISED CLIENT PER CLIENT ENGINEERING AND SURVEYING CO., INC. 37307 HARVEST DRIVE AVON, OHIO 44011 JOB NO. PRE-CONSOLIDATION SUMMARY POST-SPLIT SUMMARY POST-CONSOLIDATION SUMMARY 05-2209