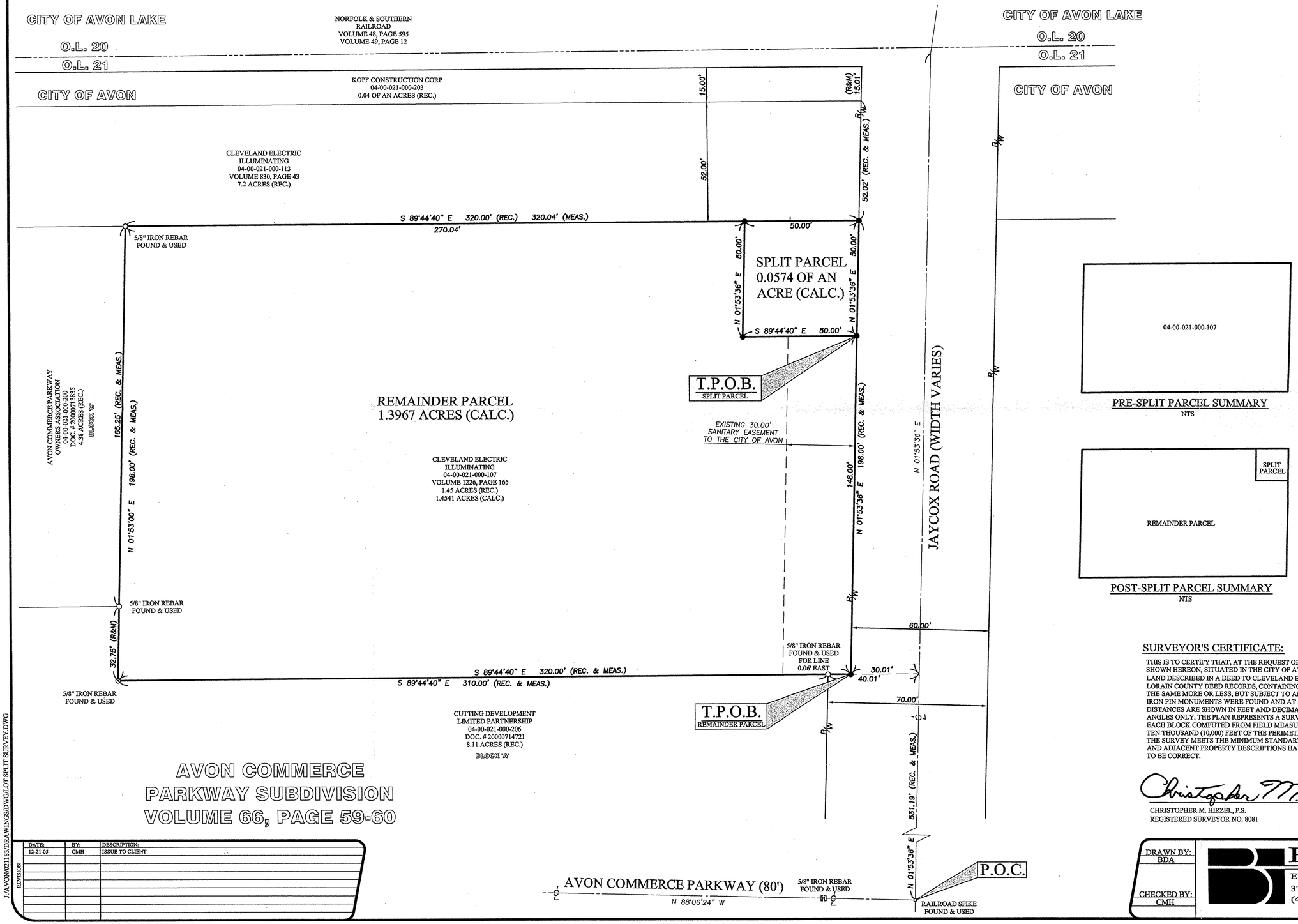
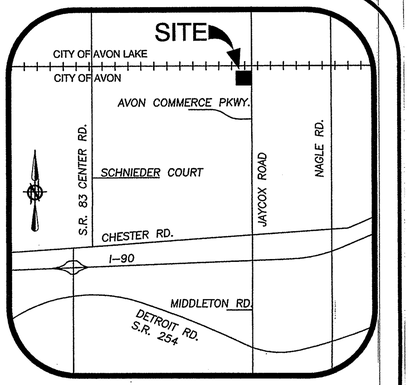
LOT-SPLIT SURVEY

for

THE CITY OF AVON

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING FART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 21.





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
(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

PRE-SPLIT PARCEL SUMMARY

NTS

POST-SPLIT PARCEL SUMMARY

NTS

GRAPHIC SCALE

0 10 20 40

(IN FEET)

SCALE: 1" = 20'

No 02261
APPROVED LORAIN CO. ENGINEER
DATE 11-9-06
PAGE 4-00-021-B
BY VHatfield
#06-02261

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF JAYCOX ROAD WHICH WAS ASSUMED TO BE NORTH 01° 53' 36" EAST AS OBSERVED IN AVON COMMERCE PARKWAY SUBDIVISION AS RECORDED IN VOLUME 66, PAGES 59 & 60 OF THE LORAIN COUNTY PLAT RECORDS.

SURVEYOR'S CERTIFICATE:

AS SURVEYED IN DECEMBER OF 2005

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT-SPLIT 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 CLEVELAND ELECTRIC ILLUMINATING AS RECORDED IN VOLUME 1226, PAGE 165 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 1.4541 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 21, 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. 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 12/21/2005

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

DATE

STATE OF OHIO CHRISTOPHER HIRZEL S-8081 REGISTERED PROFESSIONAL SURVEYOR

REVISION	DATE:	BY:	DESCRIPTION:
	12-21-05	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. 02-1183

J:/AVON/021183/DRAWINGS/DWG/LOT SPLIT SURVEY.DWG

04-00-021-000-236 & 237