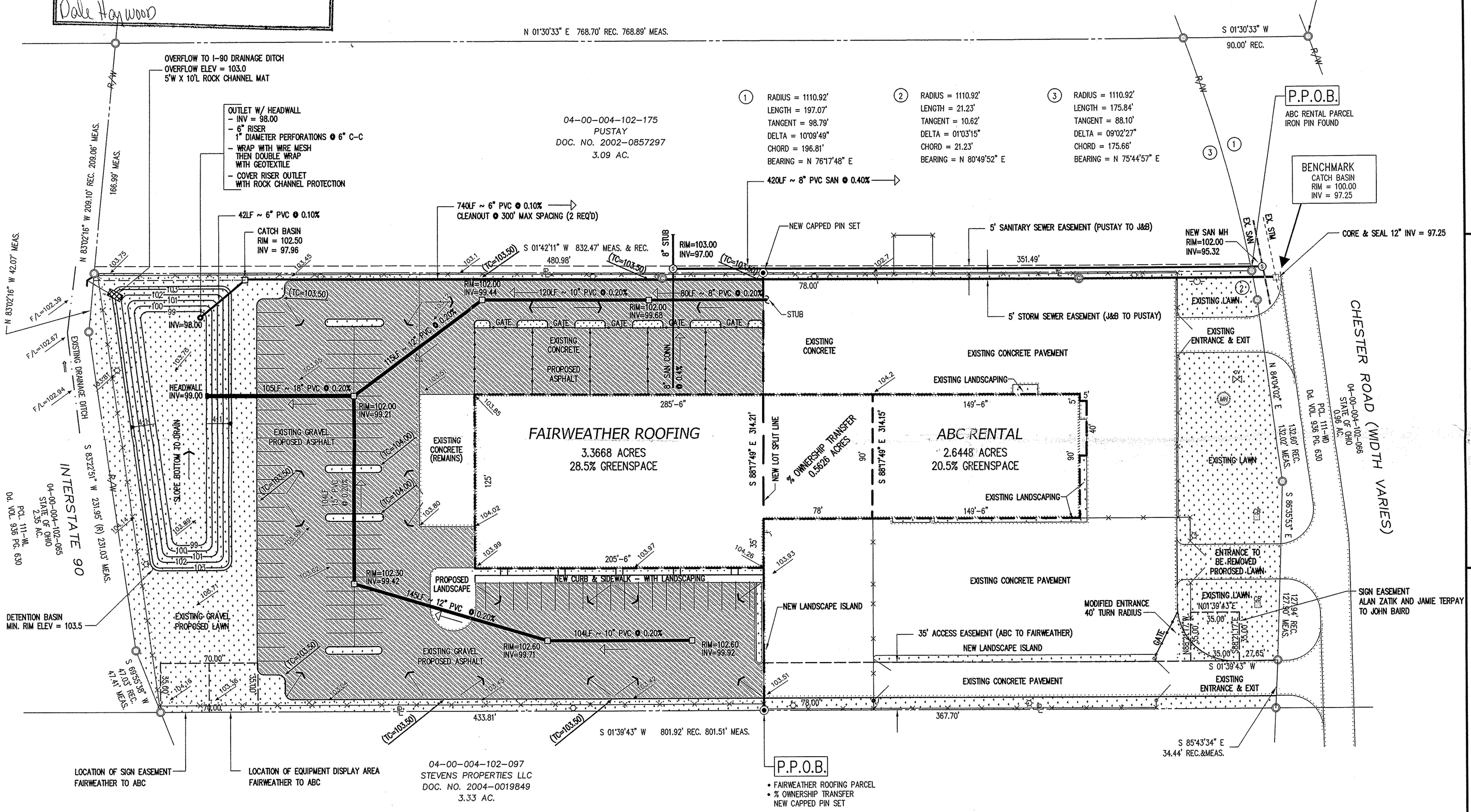
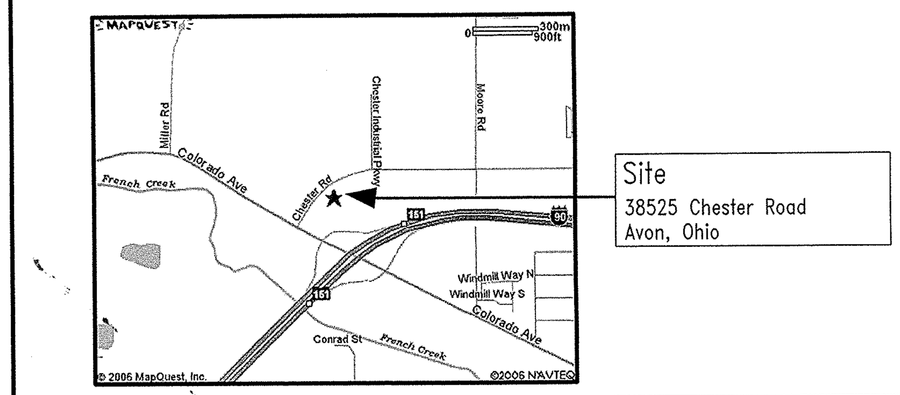
P.P. NO. Parent (04-00-004-102-176)
04-00-004-102-180, 181
SPLIT # 07-02312
BY 11-9-2006
MAP PAGE 04-00-004-G
SURVEYOR Dale Haywood

Fairweather Roofing, Inc. & ABC Rental Site

City of Avon ~ Lorain County ~ State of Ohio
Part of Original Avon Township Section 4

P.P.N. 04-00-004-102-176
Lorain County Document No. 2002-0817946
(Excepting Lorain County Document No. 2002-0857297)
6.01 Acres





LEGEND OF SYMBOLS & LINETYPES

- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING CURB INLET
- PROPOSED CURB INLET
- TREE
- WATER METER
- SIGN
- CLEAN OUT
- MONITOR WELL
- UTILITY POLE
- LIGHT POLE
- WATER WELL
- EXISTING (PROPOSED) SPOT GRADE ELEVATION
- DIRECTION OF SURFACE WATER RUNOFF
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- FENCE
- IRON PIN FOUND
- IRON PIN SET 30" LONG, 5/8" REBAR WITH CAP STAMPED "HAYWOOD 8284"
- IRON PIN FOUND IN MONUMENT BOX
- IRON PIN SET IN MONUMENT BOX
- PK NAIL FOUND
- PK NAIL & DISK SET
- PROPERTY CORNER NOT MONUMENTED

R., REC. = RECORD M., MEAS. = MEASURED P. = PLAT
P.O.B. = PLACE OF BEGINNING P.O.B. = PRINCIPAL PLACE OF BEGINNING

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF J&B INTERSTATE INVESTMENT, LLC I HAVE PREPARED THIS PLAT OF BOUNDARY SURVEY FOR THE FAIRWEATHER ROOFING AND ABC RENTAL SITE ON CHESTER ROAD IN AVON.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INTENDED TO DESCRIBE ANGLES ONLY. THE BASIS OF BEARINGS IS N 84°04'02" E FOR CHESTER ROAD.

THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT WHEN COMPUTED FROM FIELD MEASUREMENTS CLOSED TO 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. ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. THIS SURVEY HAS NOT BEEN PERFORMED WITH THE BENEFIT OF A TITLE SEARCH AND THE LOCATION OF EASEMENTS THAT MAY AFFECT THE PROPERTY ARE NOT NOTED ON THE PLAT.

DRAWING REVISION DATE: NOVEMBER 8, 2006

№ 0231

STATE OF OHIO
DALE R. HAYWOOD
S-8284
REGISTERED PROFESSIONAL SURVEYOR

Dale Haywood 11/9/06
Dale R. Haywood, P.S.
Registered State of Ohio Surveyor No. 8284

1-17-07
Date
04-00-004-102-176
4-00-004-G
JHatfield
#07-02312

ADDITIONS OR DELETIONS TO THIS PLAT BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY.

THIS SURVEY PLAT IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL OF THE SIGNING PARTY.

LAND USE SUMMARY
TOTAL SITE AREA = 6.01 ACRES
TOTAL GREEN SPACE AREA = 1.50 ACRES
% GREEN SPACE = 1.50 / 6.01 X 100 = 25%

Boundary Survey

0 20 40 80 160
SCALE: 1 IN. = 40 FT.

BASIS OF BEARINGS
N 84°04'02" E
CHESTER ROAD

John R. Baird _____ Witness _____ Witness _____
Alan J. Zatik _____ Witness _____ Witness _____
Jamie W. Terpay _____ Witness _____ Witness _____

Prepared By
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(440) 365-3426 Fax
State of Ohio Certificate of Authorization No. 03-12

Prepared For
J&B INTERSTATE PROPERTY INVESTMENT, LLC
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(440) 933-5656 FAX

PROJECT #02-064