# LOT-SPLIT & CONSOLIDATION SURVEY

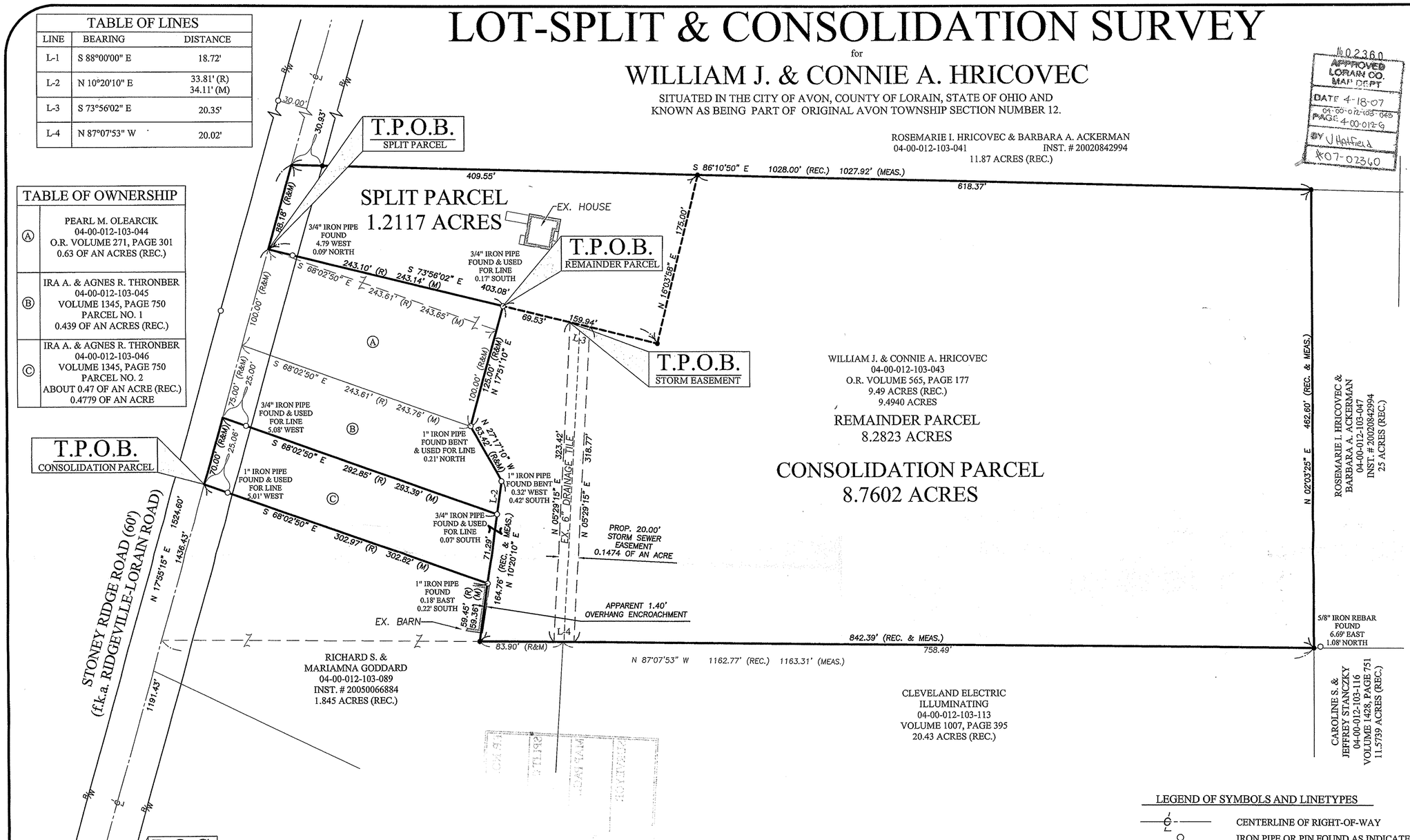
for

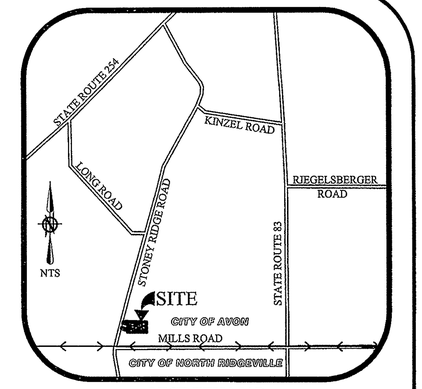
## WILLIAM J. & CONNIE A. HRICOVEC

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 12.

| TABLE OF LINES | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L-1 | S 88°00'00" E | 18.72' |
| L-2 | N 10°20'10" E | 33.81' (R)<br>34.11' (M) |
| L-3 | S 73°56'02" E | 20.35' |
| L-4 | N 87°07'53" W | 20.02' |

| TABLE OF OWNERSHIP | |
|---|---|
| Ⓐ | PEARL M. OLEARCIK<br>04-00-012-103-044<br>O.R. VOLUME 271, PAGE 301<br>0.63 OF AN ACRES (REC.) |
| Ⓑ | IRA A. & AGNES R. THRONBER<br>04-00-012-103-045<br>VOLUME 1345, PAGE 750<br>PARCEL NO. 1<br>0.439 OF AN ACRES (REC.) |
| Ⓒ | IRA A. & AGNES R. THRONBER<br>04-00-012-103-046<br>VOLUME 1345, PAGE 750<br>PARCEL NO. 2<br>ABOUT 0.47 OF AN ACRE (REC.)<br>0.4779 OF AN ACRE |



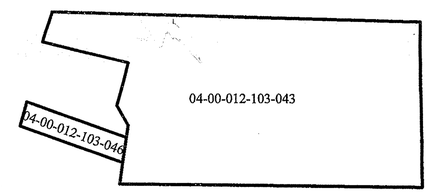




VICINITY MAP

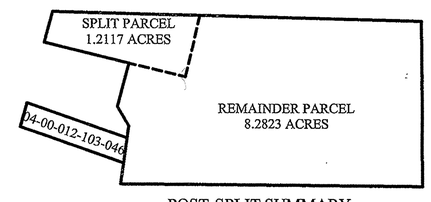
GRAPHIC SCALE
0 25 50 100
(IN FEET)
SCALE: 1" = 50'

**BASIS OF BEARINGS:**
A PORTION OF THE CENTERLINE OF MILLS ROAD WHICH WAS ASSUMED TO BE SOUTH 88°00'00" EAST AS OBSERVED IN LORAIN COUNTY ROAD RECORD BOOK B, PAGE 310 OF THE LORAIN COUNTY ENGINEER'S RECORDS

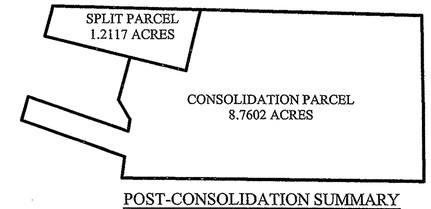
AS SURVEYED IN FEBRUARY OF 2007




PRE-SPLIT SUMMARY
NTS




POST-SPLIT SUMMARY
NTS




POST-CONSOLIDATION SUMMARY
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 |
| P.O.C. | POINT OF COMMENCEMENT |
| T.P.O.B. | TRUE PLACE OF BEGINNING |
| (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 |

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 PARCELS OF LAND DESCRIBED IN DEEDS TO IRA A. & AGNES R. THRONBER AS RECORDED IN VOLUME 1345, PAGE 750 OF THE LORAIN COUNTY DEED RECORDS AND TO WILLIAM J. & CONNIE A. HRICOVEC AS RECORDED IN O.R. VOLUME 565, PAGE 177 OF THE LORAIN COUNTY DEED RECORDS , CONTAINING 9.9719 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 12 , BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. 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 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

02/20/2007
DATE

| REVISION | DATE: | BY: | DESCRIPTION: |
|---|---|---|---|
| | 02-20-07 | CMH | ISSUE TO CLIENT |

DRAWN BY: BDA
CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
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SHEET 1 OF 1
JOB NO. 07-2460

J:/072460/DRAWINGS/DWG/MASTER.DWG