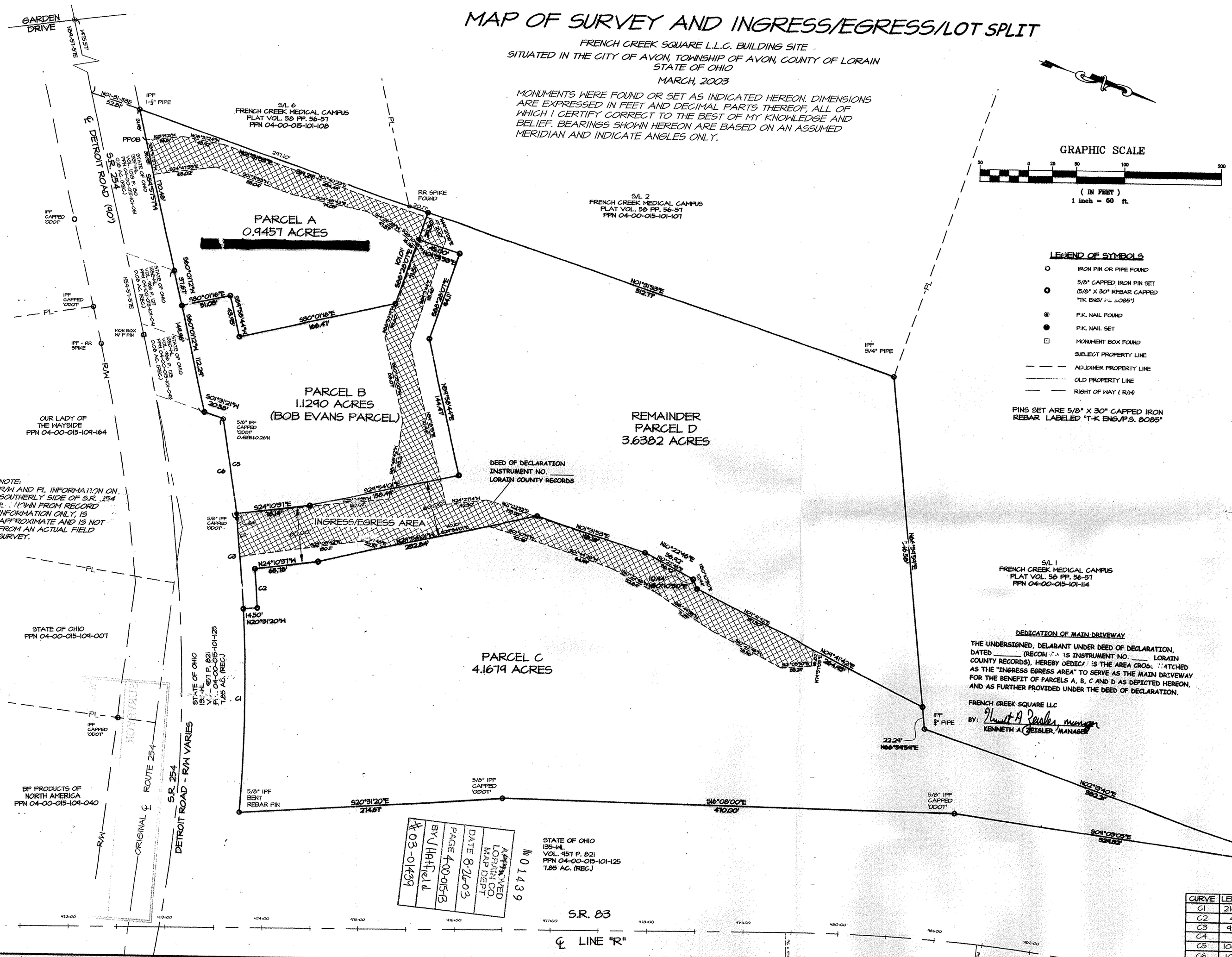
MAP OF SURVEY AND INGRESS/EGRESS/LOT SPLIT

FRENCH CREEK SQUARE L.L.C. BUILDING SITE
SITUATED IN THE CITY OF AVON, TOWNSHIP OF AVON, COUNTY OF LORAIN
STATE OF OHIO
MARCH, 2003

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I CERTIFY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.



NOTE:
R/W AND PL INFORMATION ON SOUTHERLY SIDE OF S.R. 254 IS TAKEN FROM RECORD INFORMATION ONLY, IS APPROXIMATE AND IS NOT FROM AN ACTUAL FIELD SURVEY.

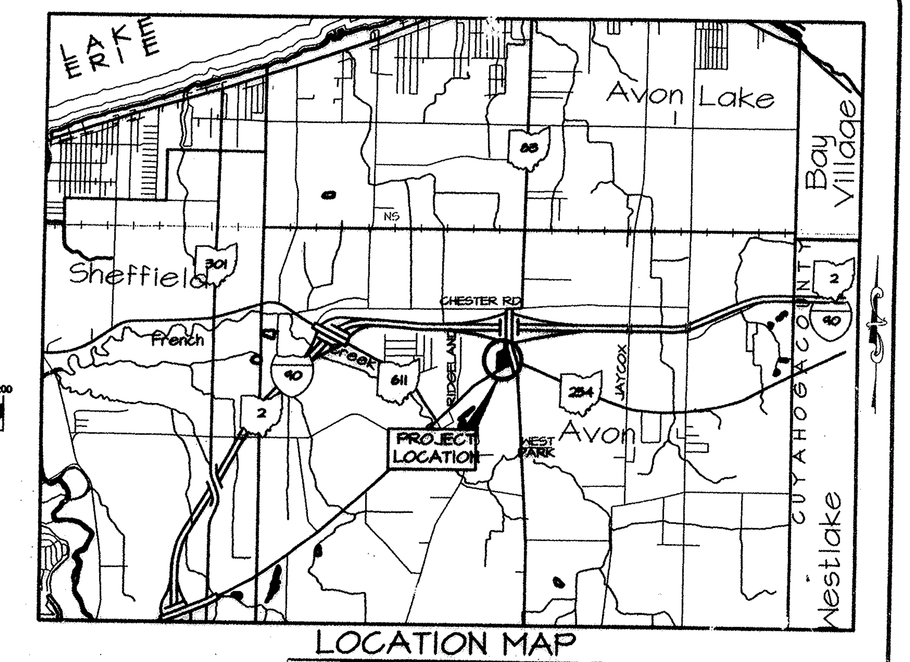
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND OF SYMBOLS

- IRON PIN OR PIPE FOUND
- 5/8" CAPPED IRON PIN SET (5/8" X 30" REBAR CAPPED "TK ENG/ P.S. 8085")
- P.K. NAIL FOUND
- P.K. NAIL SET
- MONUMENT BOX FOUND
- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- OLD PROPERTY LINE
- RIGHT OF WAY (R/W)

PINS SET ARE 5/8" X 30" CAPPED IRON REBAR LABELED "T-K ENG/P.S. 8085"



LOCATION MAP

1 0.5 0 1 2
SCALE: 1" = 1 MILE

LATITUDE: 41-27-30 N LONGITUDE: 82-01-22 W

PARCEL	ACREAGE
PARCEL A	0.9457
PARCEL B	1.1290
PARCEL C	4.1679
REMAINDER PARCEL D	3.6382
TOTAL	9.8808

INGRESS/EGRESS AREA 0.8648 ACRES

DEDICATION OF MAIN DRIVEWAY

THE UNDERSIGNED, DELARANT UNDER DEED OF DECLARATION, DATED _____ (RECORDED IN INSTRUMENT NO. _____ LORAIN COUNTY RECORDS), HEREBY DEDICATES THE AREA CROSS HATCHED AS THE "INGRESS EGRESS AREA" TO SERVE AS THE MAIN DRIVEWAY FOR THE BENEFIT OF PARCELS A, B, C AND D AS DEPICTED HEREON, AND AS FURTHER PROVIDED UNDER THE DEED OF DECLARATION.

FRENCH CREEK SQUARE LLC
BY: Kenneth A. Geisler, manager
KENNETH A. GEISLER, MANAGER

A. CERTIFICATION

I hereby certify to Bob Evans Farms, Inc., [redacted] and French Creek Square LLC that this map represents a survey which meets the minimum standards for a boundary survey in the State of Ohio as specified in the Administrative Code Chapter 4733-37. Surveyed in August, 2002 by T-K Engineering and Design Group, Inc. Under the supervision of Scott A. Landgraf, Professional Surveyor #8085.

Scott A. Landgraf 6/2/03
SCOTT A. LANDGRAF REGISTERED SURVEYOR NO. 8085 DATE

STATE OF OHIO
SCOTT A. LANDGRAF
S-8085
REGISTERED
PROFESSIONAL SURVEYOR

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DIST.
C1	210.46'	1447.34'	8°03'11"	105.40'	S73°37'42"W	210.29'
C2	40.91'	1511.90'	1°33'01"	20.46'	S68°49'32"W	40.91'
C3	95.02'	1447.34'	3°38'04"	47.53'	S67°47'02"W	95.00'
C4	4.98'	1975.02'	0°08'40"	2.49'	S65°53'38"W	4.98'
C5	100.34'	1975.02'	2°54'44"	50.21'	S64°21'55"W	100.38'
C6	105.37'	1975.02'	3°03'24"	52.70'	N64°26'16"E	105.36'
C7	40.97'	1447.34'	1°34'04"	20.49'	S66°45'00"W	40.97'

RECEIVED
JUN 10 2003
Avon Planning Commission

T-K Engineering & Design Group Inc.
"Concept...Thru...Construction"
TELEPHONE 440-975-1674 * FAX 975-1774
35350 CURTIS BLVD. SUITE 110 * EASTLAKE, OHIO 44095

REV.	DESCRIPTION	BY	DATE
1	LOTSPLIT RECONFIGURATION	SAL	5/13/03
2	LOTSPLIT RECONFIGURATION PARCELS CAD	SAL	5/30/03

MAP OF LOT SPLIT

FRENCH CREEK SQUARE
AVON, OHIO
FRENCH CREEK SQUARE, L.L.C.

APPROVAL BY THE CITY OF AVON, LORAIN COUNTY OHIO NO PLAT REQUIRED
Carolyn Hirschman CHAIRPERSON
Diane Gommes SECRETARY
6-18-03 DATE

HORIZ.: 1" = 50'	VERT.: -
DRAWN BY: DMK	CHECKED BY: SAL
DATE: MARCH 2003	
JOB NUMBER 03004	SHEET 1